

**ADDITIONAL SITE DATA - AS PER ZONING ORDER**

BUILDING A CONTAINS 80 MOTEL ROOMS, 3 OF WHICH ARE SUITES

BUILDING B CONTAINS 89 MOTEL ROOMS

TOTAL MOTEL ROOMS = 179

MEETINGS HELD WITHIN THE 3 SUITES SHALL BE LIMITED TO 12 PERSONS AND SHALL BE CONDUCTED DURING BUSINESS HOURS.

THE RESTAURANT HOURS SHALL BE LIMITED TO 11:00 AM TO 12:00 MIDNIGHT, SUNDAY THROUGH THURSDAY AND FROM 11:00 AM TO 2:00 AM, FRIDAY AND SATURDAY.

① SYMBOL FOR HANDICAPPED PARKING SPACE. PROVIDE STANDARD MARKINGS.

PARCEL ADDRESS: 6700 SECURITY BOULEVARD BALTIMORE 20, MARYLAND

TYPICAL PARKING SPACE: 8'2" X 18' MIN. 5' X 18' WITH 5' ACCESS LANE BETWEEN SPACES. 7 HANDICAPPED SPACES REQUIRED & PROVIDED

OWNER: SECURITY ASSOCIATES SUITE 302 8545 LEECHBURG PIKE VIENNA, VIRGINIA 22180

**SITE DATA**

PRESENTLY ZONED: B-1-M

TOTAL SITE AREA: 4.184 ACRES

USES INDICATED:

MOTEL: 3 STORY BUILDINGS (2)

BUILDING A: 26 ROOMS

BUILDING B: 91 ROOMS (2 ASE STORAGE)

TOTAL ROOMS: 177

RESTAURANT: 1 STORY 5730 SQ. FT.

OFFICE: 1 STORY 1224 SQ. FT.

PARKING CALCULATIONS:

USE	PER ROOM	TOTAL
MOTEL	1 PER ROOM	177
RESTAURANT	1 PER 50 SQ. FT.	115
OFFICE	1 PER 300 SQ. FT.	4
TOTAL		296

**DAFT-McCUNE-WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
530 E. JOPPA ROAD  
TOWSON, MD 21204  
TELEPHONE: (301) 298-3333

**SITE PLAN**

**SHONEYS INN & PARCO'S RESTAURANT**

ELECTION DISTRICT NO. 1

SCALE: 1" = 40'

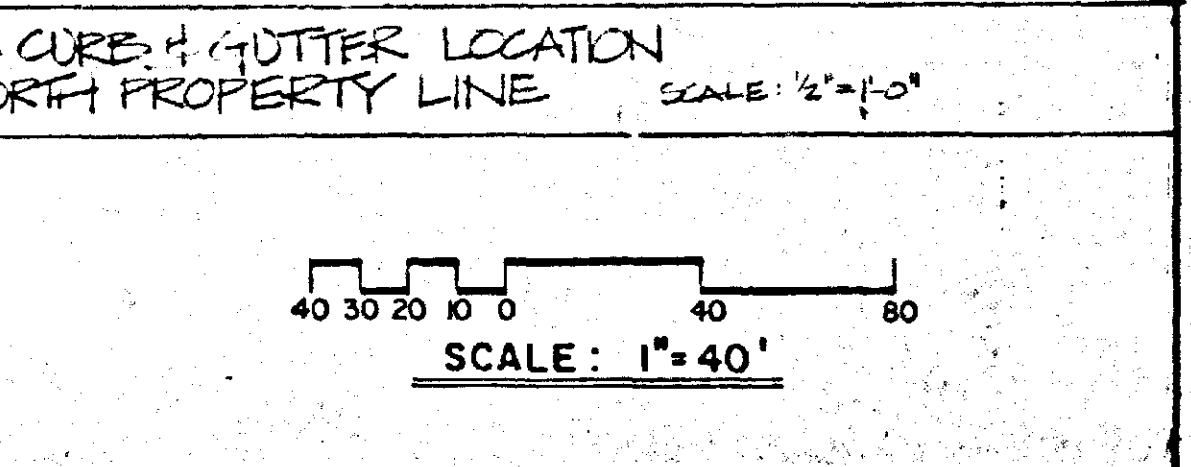
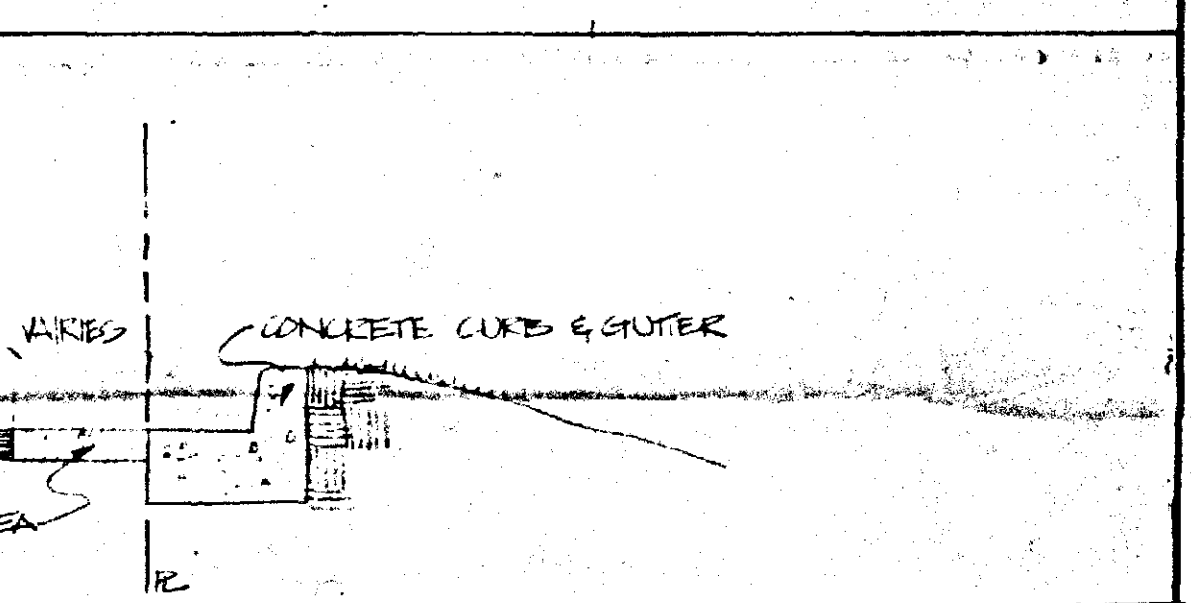
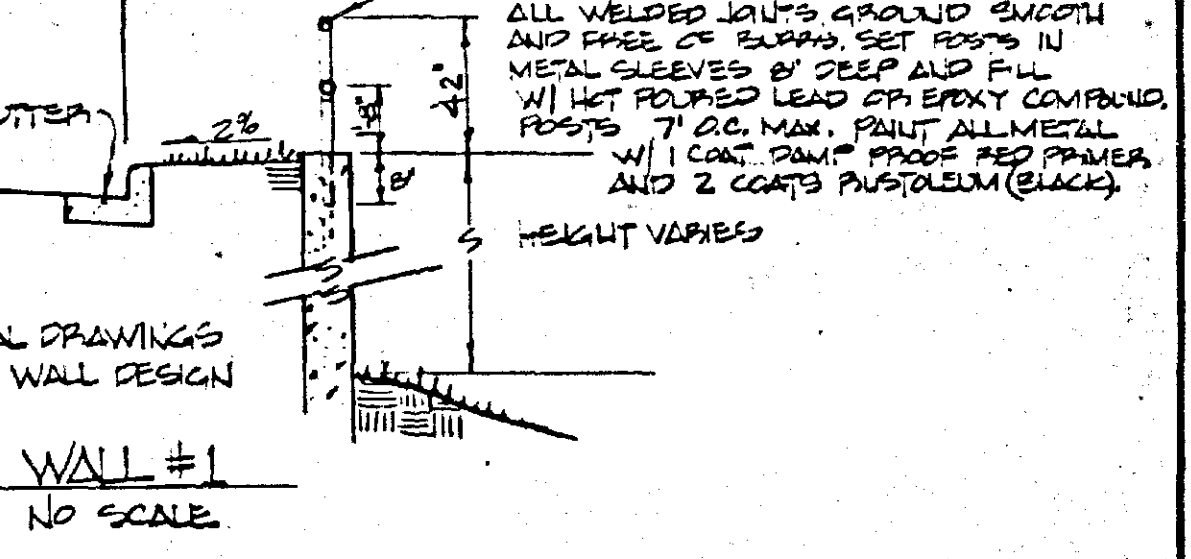
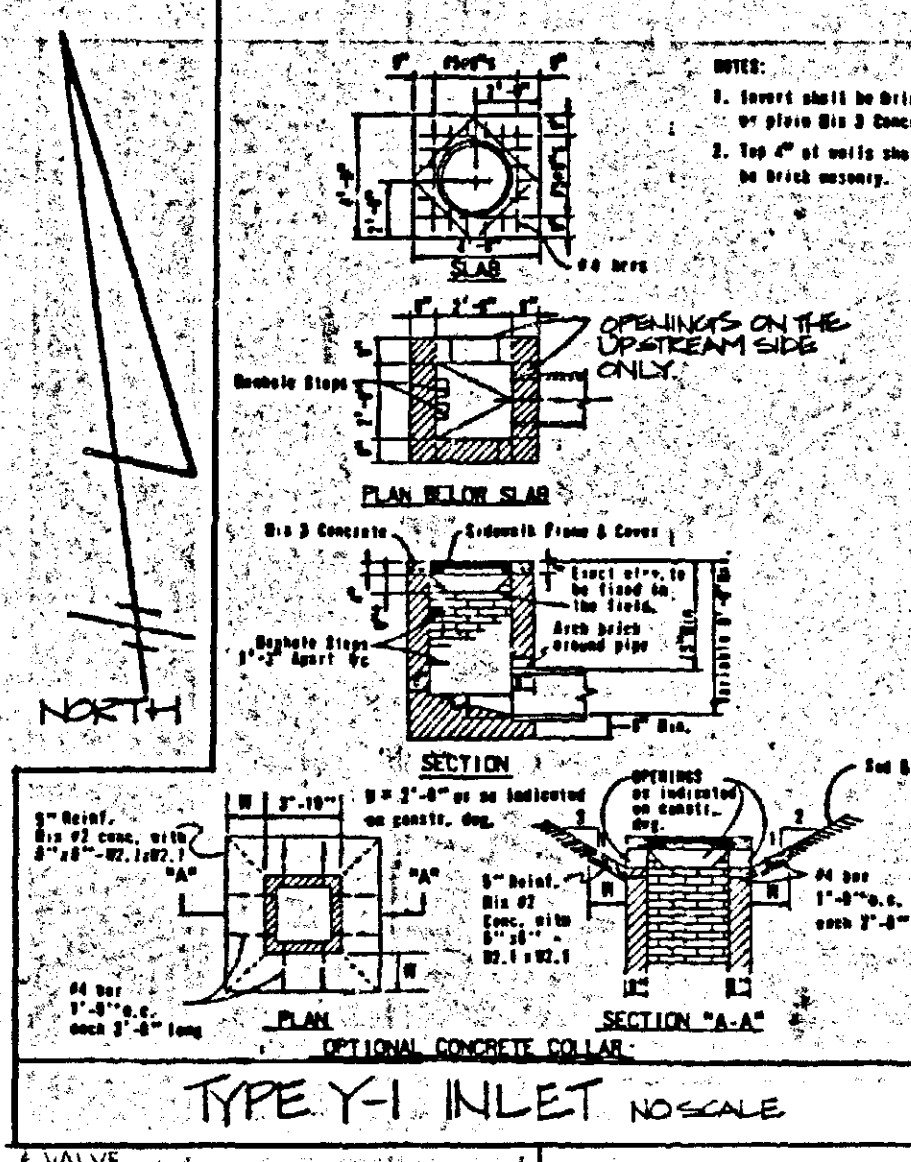
JOB ORDER NO. 82039A

ISSUE DATE JULY 20, 1983

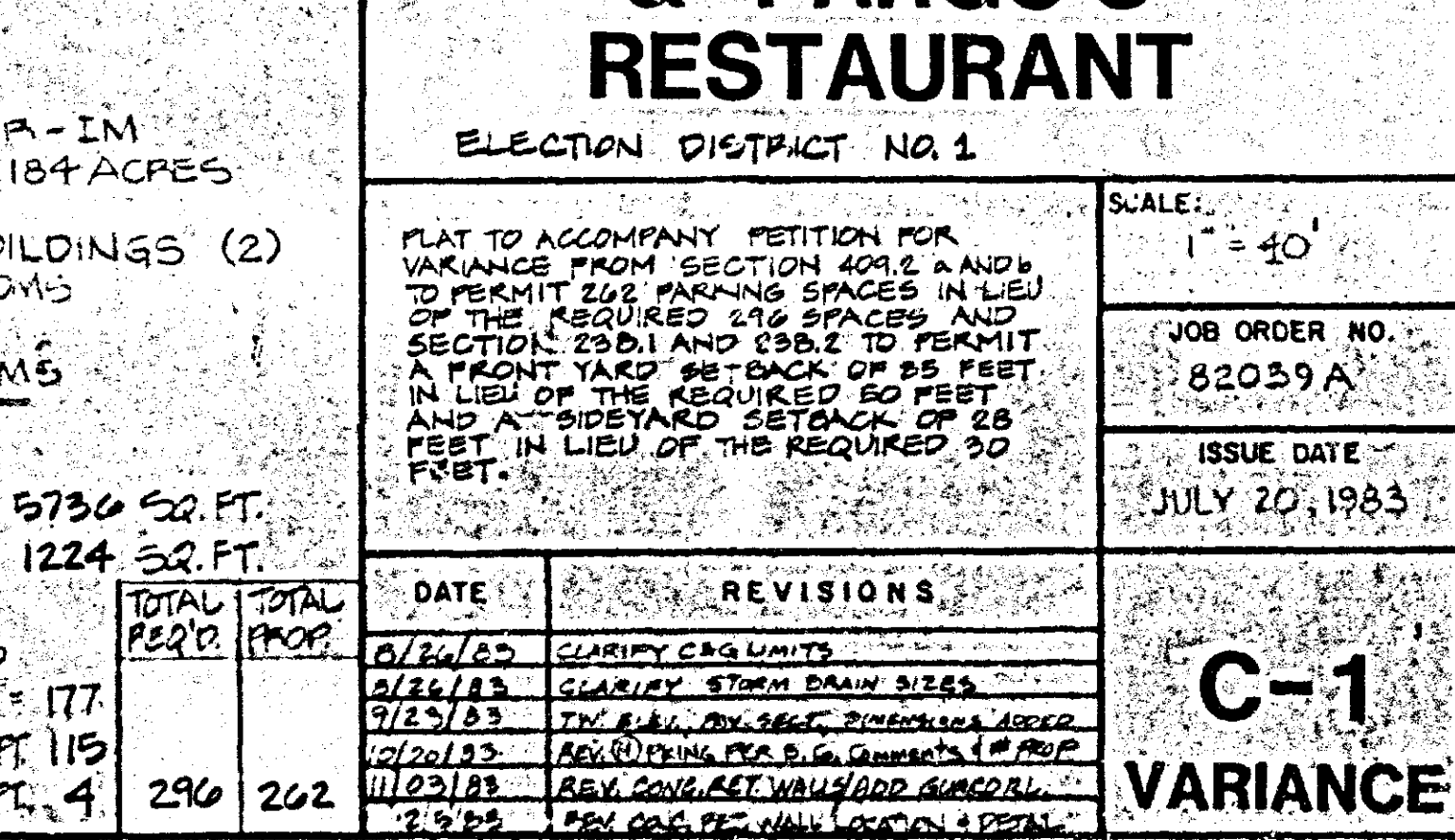
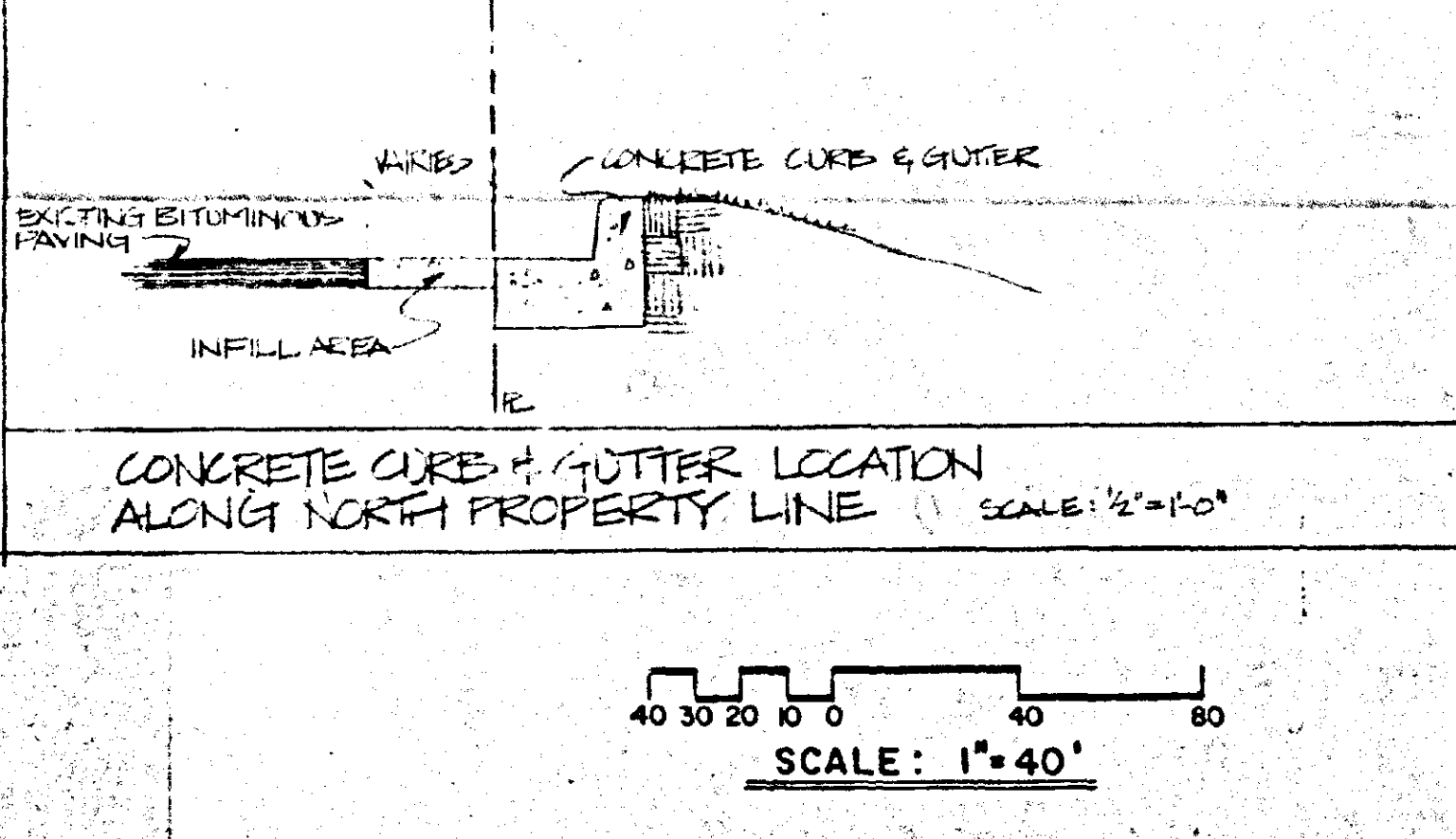
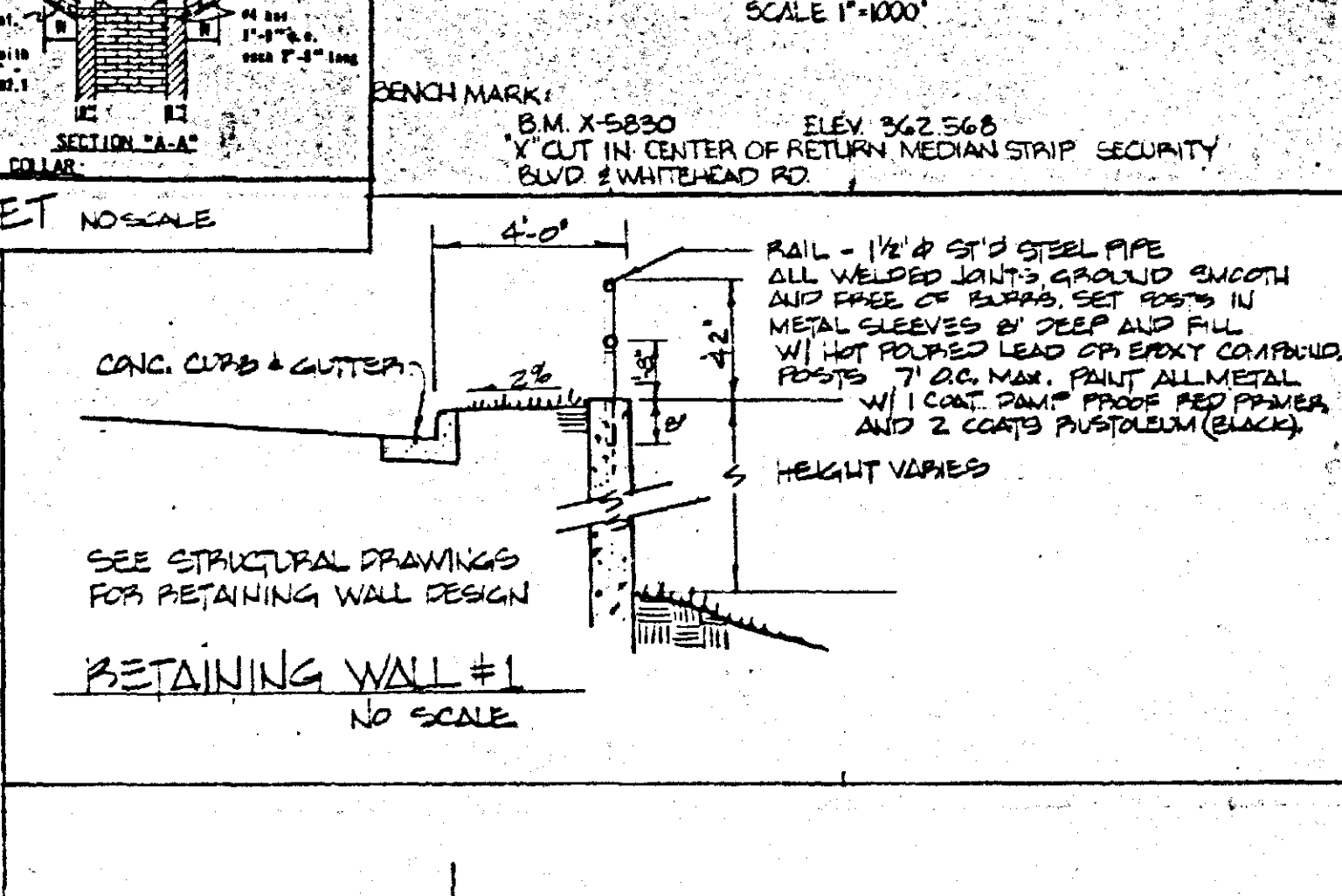
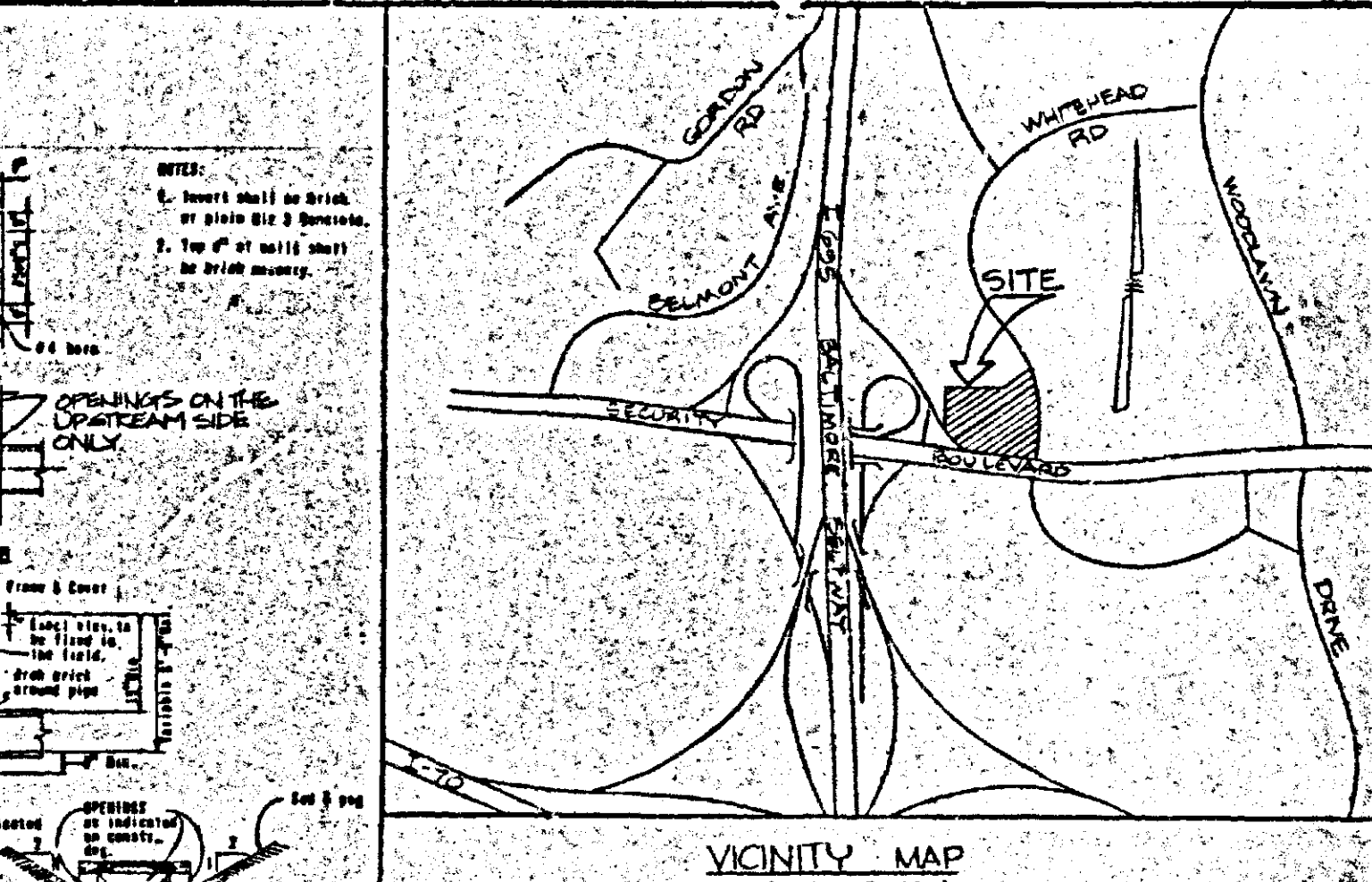
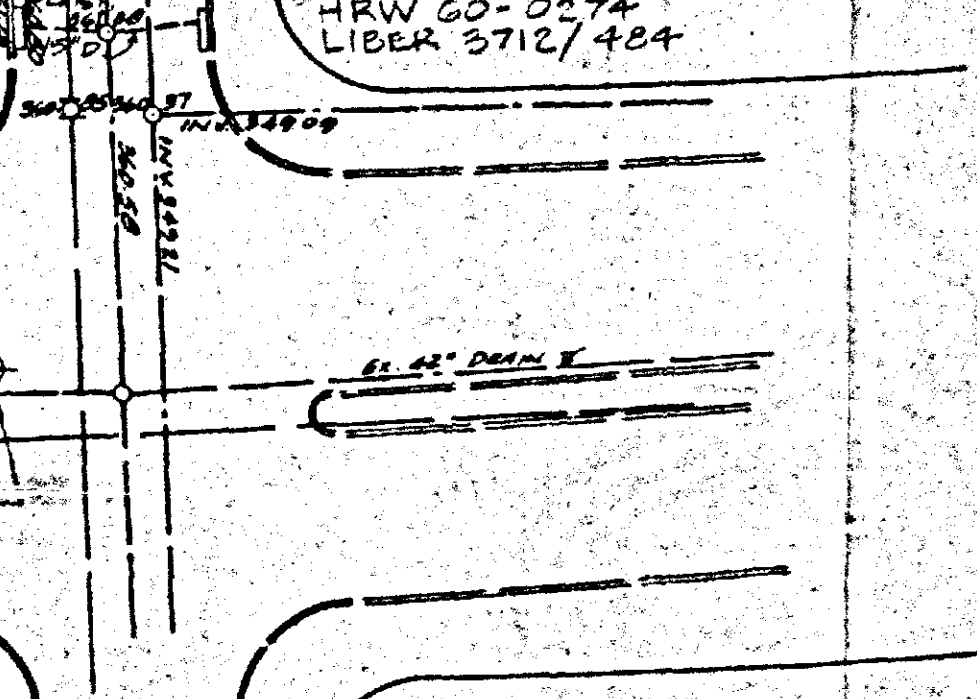
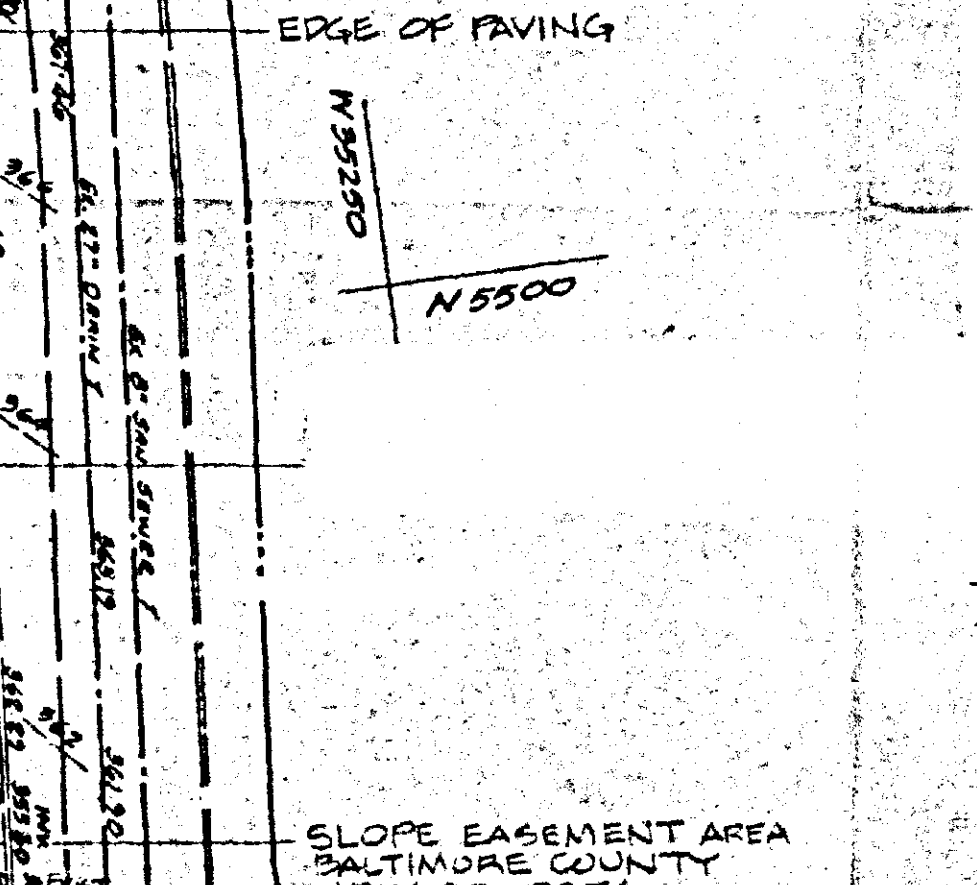
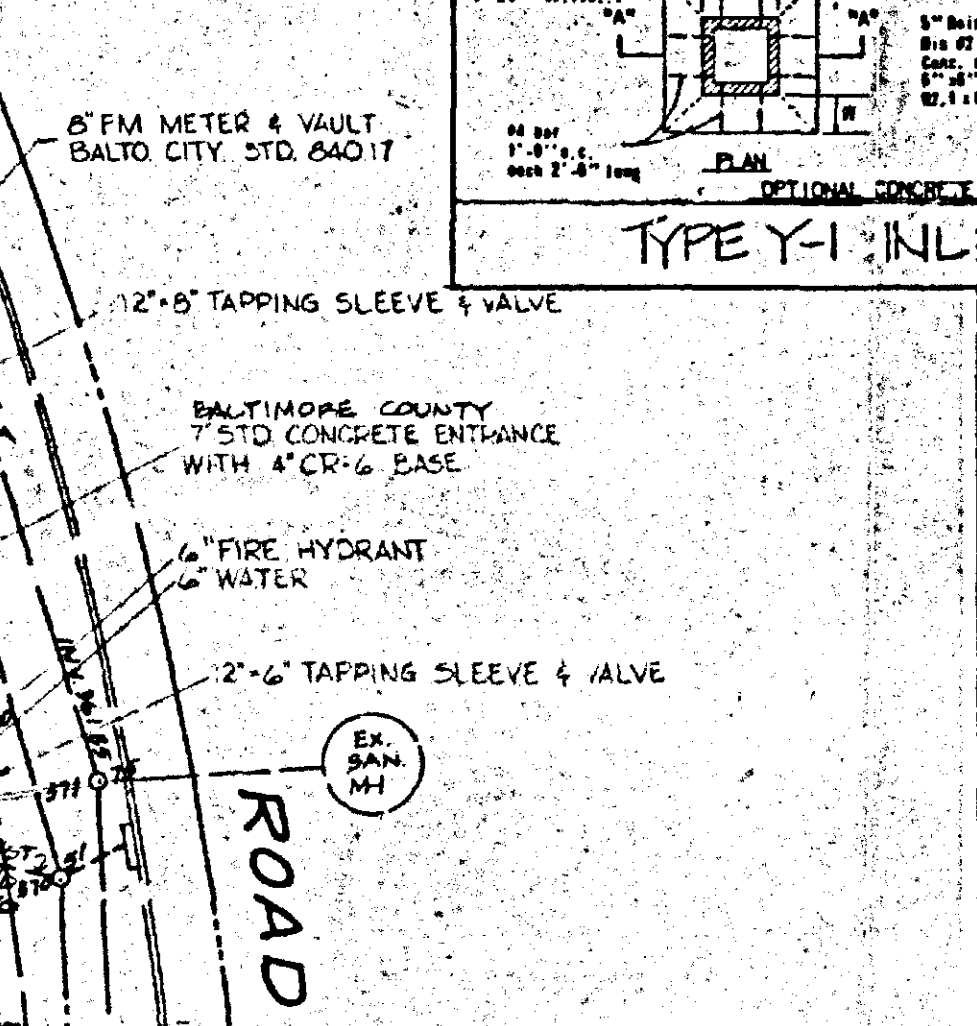
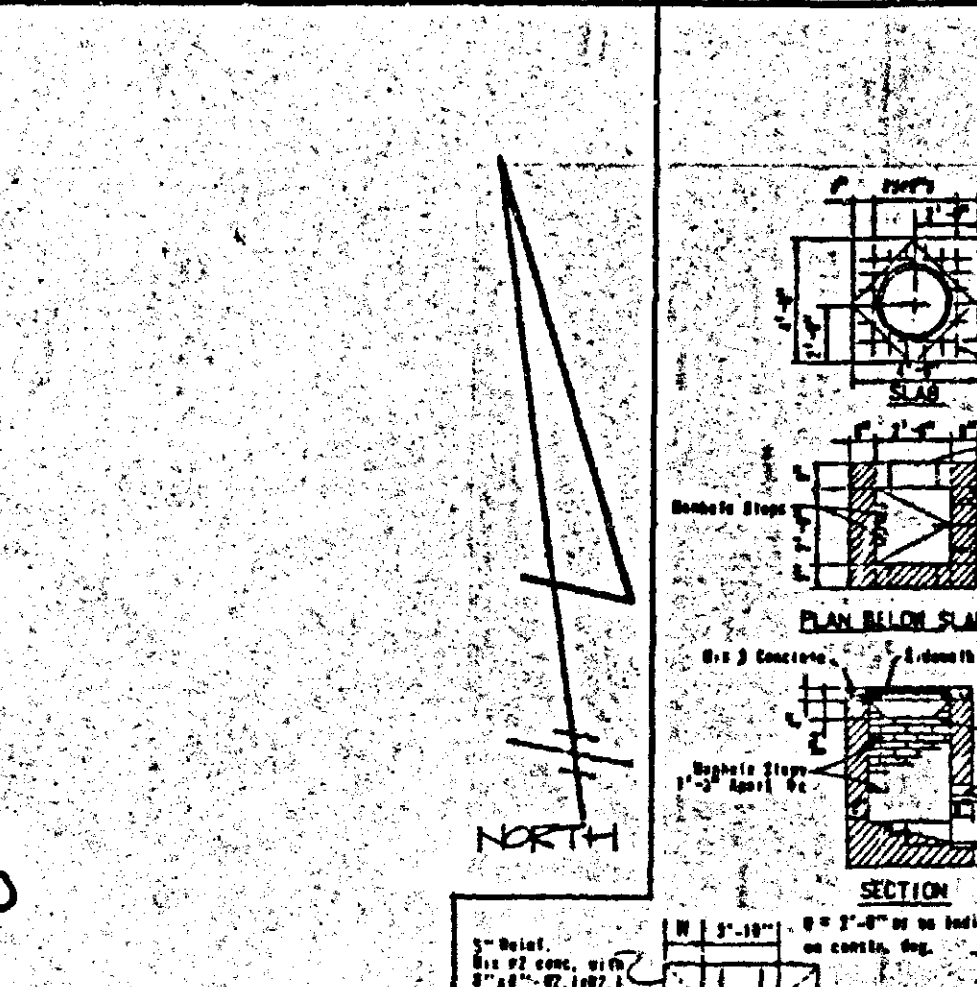
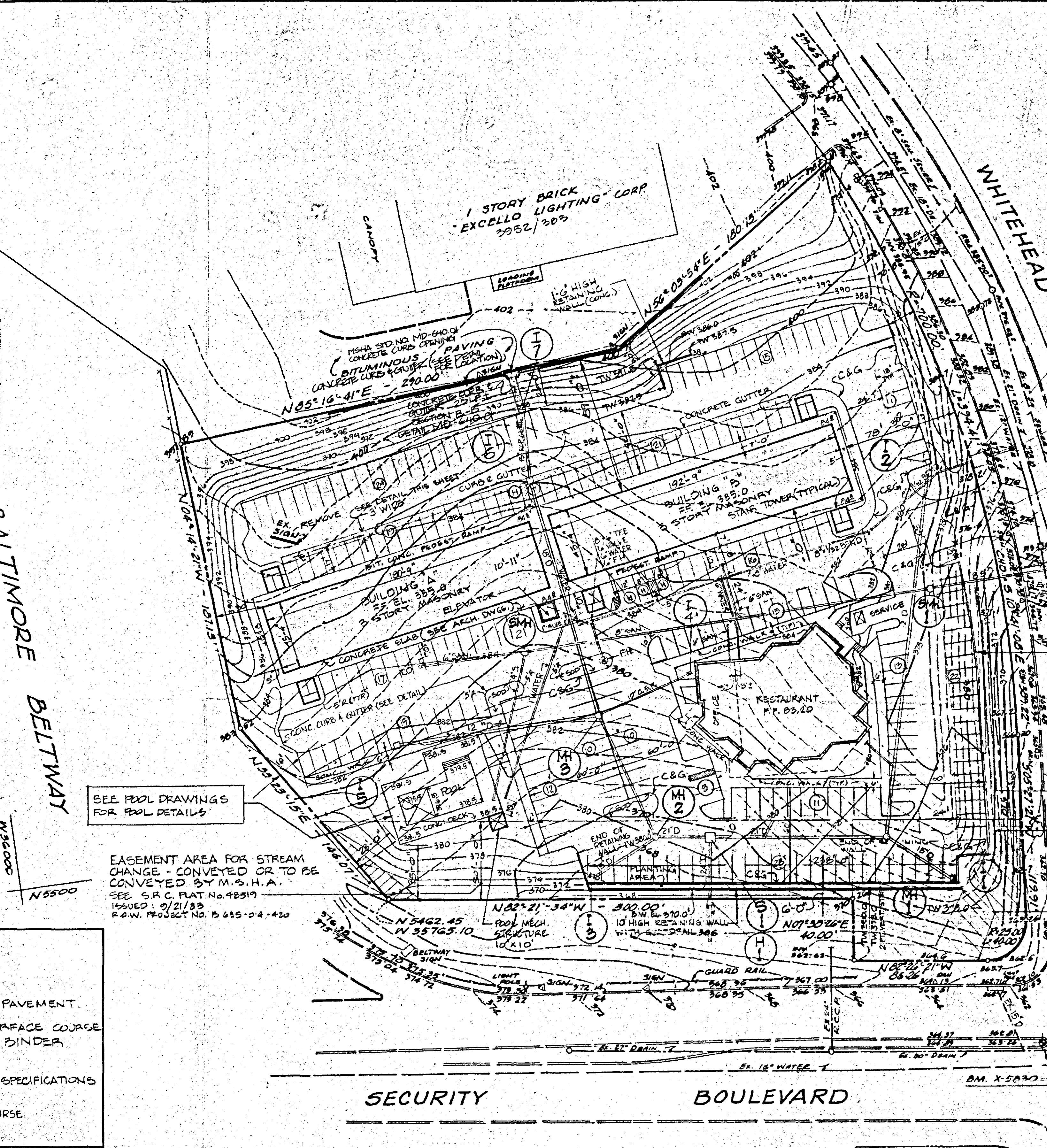
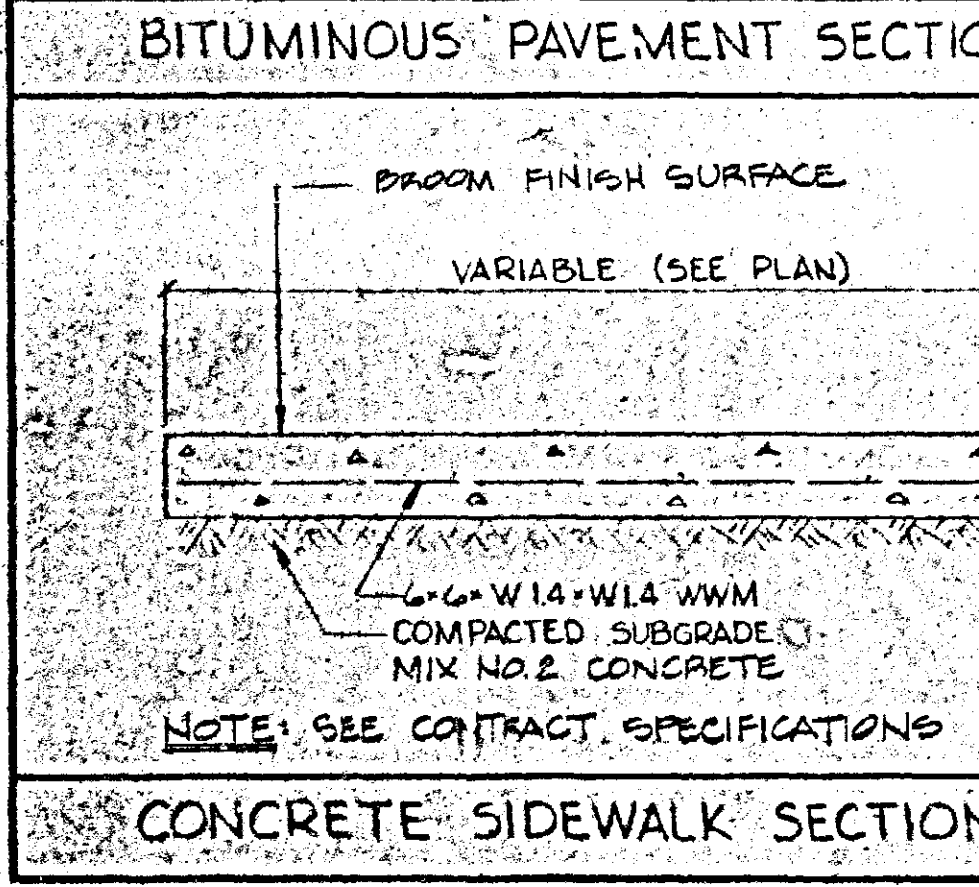
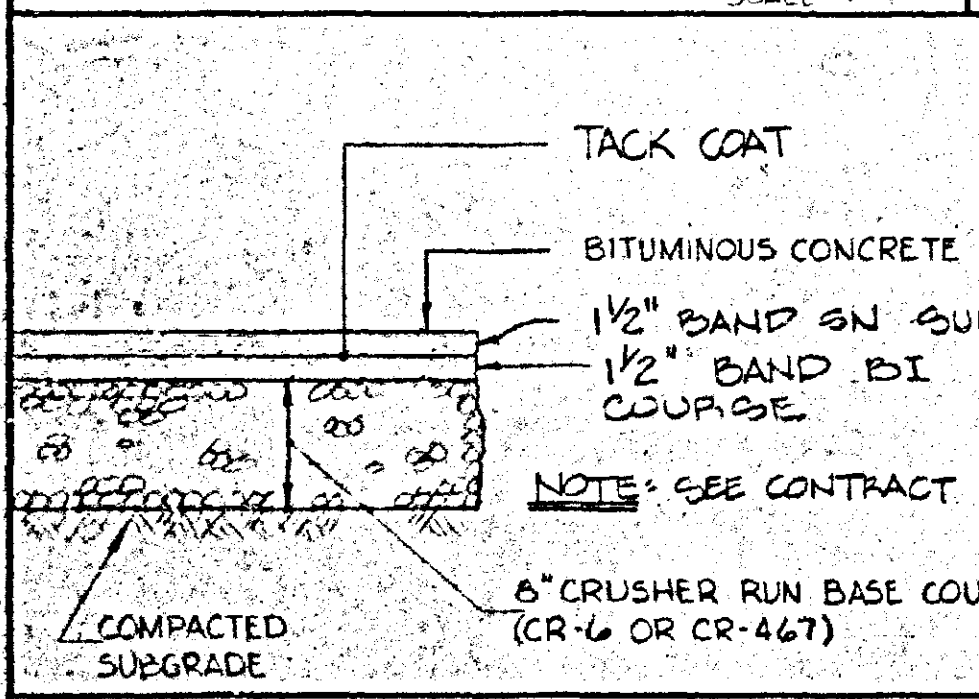
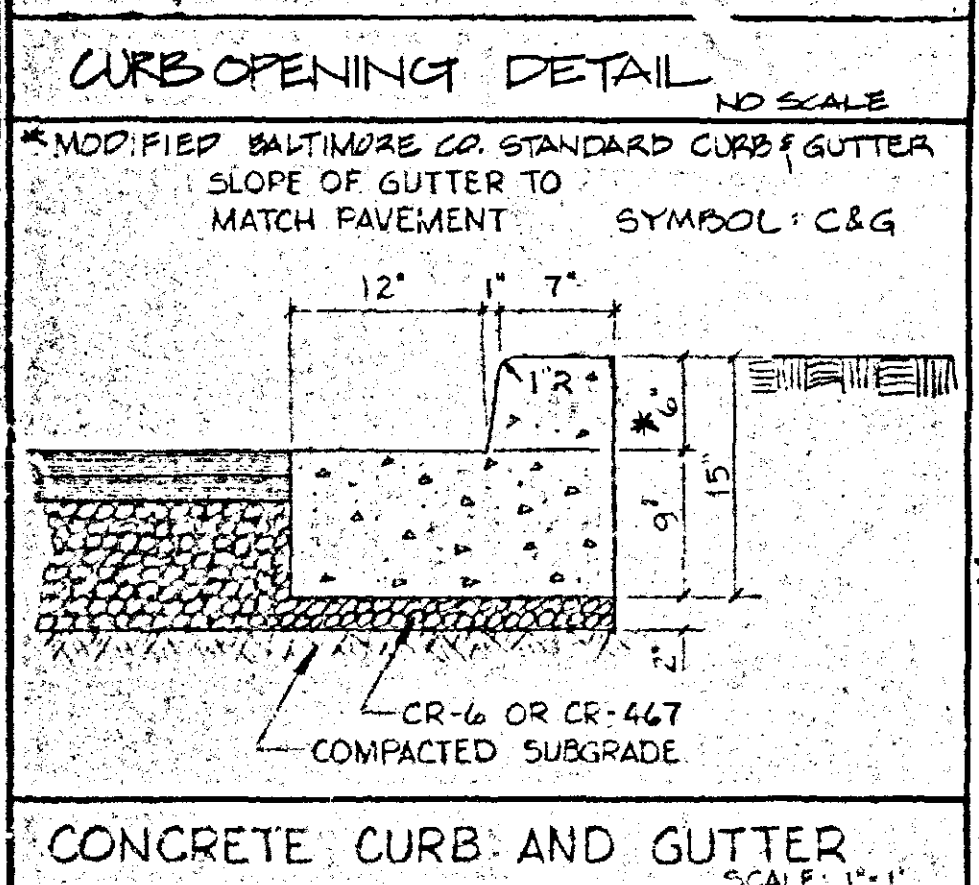
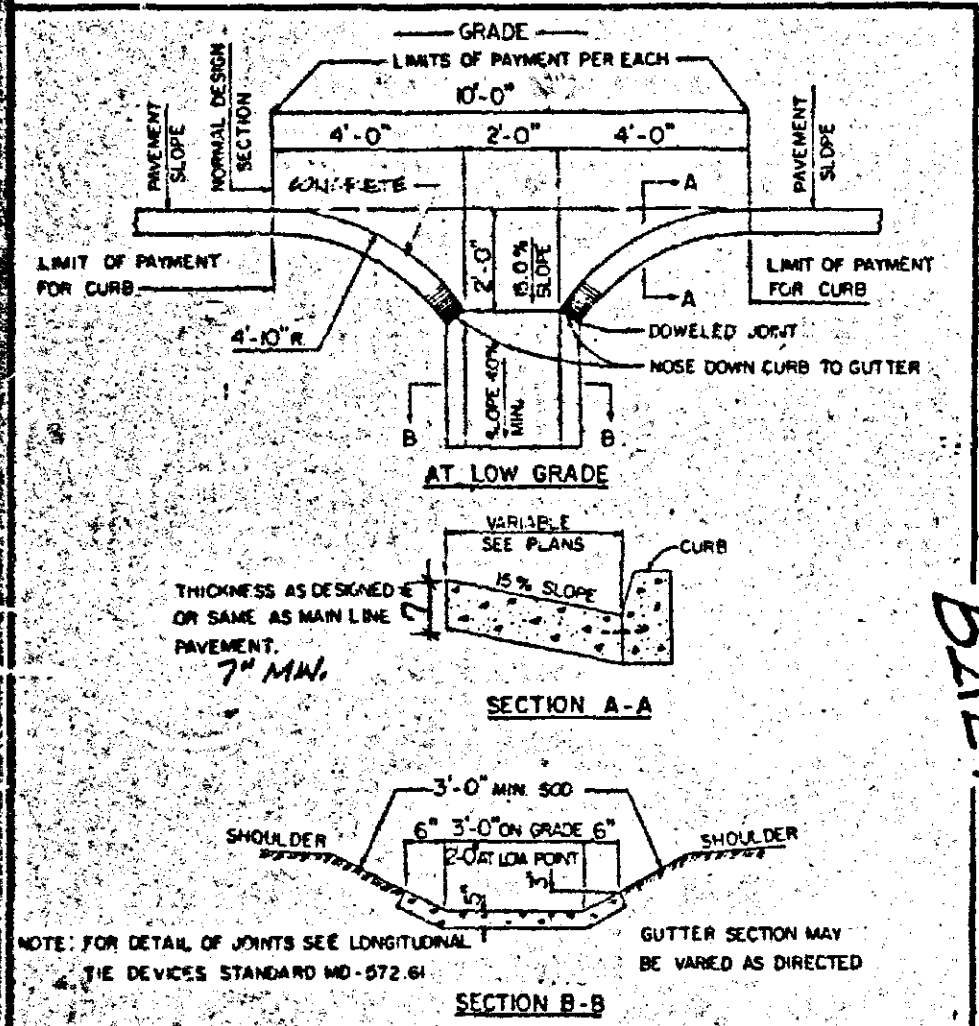
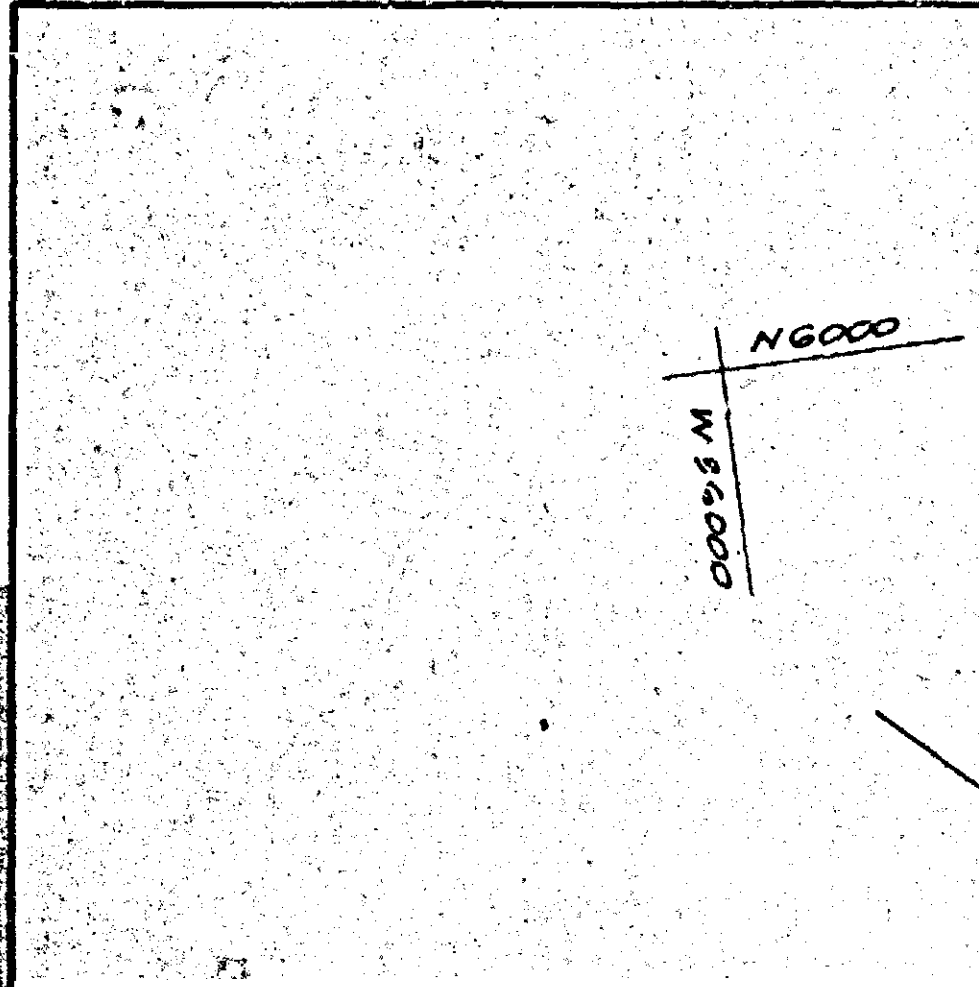
**C-1 VARIANCE**

DATE	REVISIONS
8/24/83	CLARIFY CEG LIMITS
9/26/83	CLARIFY STORM DRAIN SIZES
10/25/83	T.W. FILED BY SECT. ENGINEER'S OFFICE
11/20/83	REV. (D) PLANS PER S.G. COMMENTS & PROP.
12/03/83	REV. CONCRETE WALL AND SLOPE
12/27/83	REV. SANITARY SEWER 18" DIA. 18' DEPT. 18' DIA. 18' DEPT.
1/20/84	REV. FOOTING, GRADES & P.S.
1/16/84	REV. 17' DEPT. 17' DIA. 17' DIA.

\* LAST PERMIT EX-104 AS PER ZONING ORDER







CURB OPENING DETAIL  
NO SCALE  
\*MODIFIED BALTIMORE CO. STANDARD CURB & GUTTER  
SLOPE OF GUTTER TO  
MATCH PAVEMENT  
SYMBOL: C&G

CONCRETE CURB AND GUTTER  
SCALE: 1"=1'-1"

BITUMINOUS PAVEMENT SECTION  
SCALE: 1"=1'-1"

CONCRETE SIDEWALK SECTION  
SCALE: 1"=1'-1"

SEE POOL DRAWINGS  
FOR POOL DETAILS

EASEMENT AREA FOR STREAM  
CHANGE - CONVEYED OR TO BE  
CONVEYED BY M.S.H.A.  
SEE S.R.C. PLAT NO. 48319  
ISSUED: 9/21/83  
R.O.W. PROJECT NO. B 615-014-420

① SYMBOL FOR HANDICAPPED  
PARKING SPACE. PROVIDE  
STANDARD MARKINGS.

PARCEL ADDRESS:  
6700 SECURITY BOULEVARD  
BALTIMORE 21, MARYLAND

TYPICAL PARKING SPACE: 8'2" X 18' MIN.  
HANDICAPPED SPACES: 8' X 18' WITH  
5' ACCESS LANE BETWEEN SPACES  
7 HANDICAPPED SPACES REQUIRED & PROVIDED

OWNER:  
SECURITY ASSOCIATES  
SUITE 302  
8545 LEEBURG PIKE  
VIENNA, VIRGINIA 22180

**SITE DATA**

PRESENTLY ZONED: B3A-1M  
TOTAL SITE AREA: 4.184 ACRES  
USES INDICATED:  
MOTEL: 3 STORY BUILDINGS (2)  
BUILDING A: 86 ROOMS  
BUILDING B: 91 ROOMS

TOTAL ROOMS: 177

RESTAURANT: 1 STORY 5736 SQ. FT.  
OFFICE: 1 STORY 1224 SQ. FT.

PARKING CALCULATIONS:  
USE: MOTEL  
RESTAURANT  
OFFICE

PER REQUIRED	PER PROVIDED	TOTAL
1 PER 50 ROOMS	177	296
1 PER 300 SQ. FT.	4	262

**DAFT McCUNE WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
530 E. JOPPA ROAD  
TOWSON, MD. 21204  
TELEPHONE: (301) 296-3333

**SITE PLAN**  
**SHONEYS INN & PARGO'S RESTAURANT**  
ELECTION DISTRICT NO. 1

PLAN TO ACCOMPANY PETITION FOR  
VARIANCE FROM SECTION 409.2 AND 409.3  
TO PERMIT 200 PARKING SPACES IN LIEU  
OF THE REQUIRED 210 SPACES AND  
SECTION 230.1 AND 230.2 TO PERMIT  
A FRONT YARD SETBACK OF 55 FEET  
IN LIEU OF THE REQUIRED 60 FEET  
AND A SIDEYARD SETBACK OF 15  
FEET IN LIEU OF THE REQUIRED 30  
FEET.

SCALE:  
1" = 40'

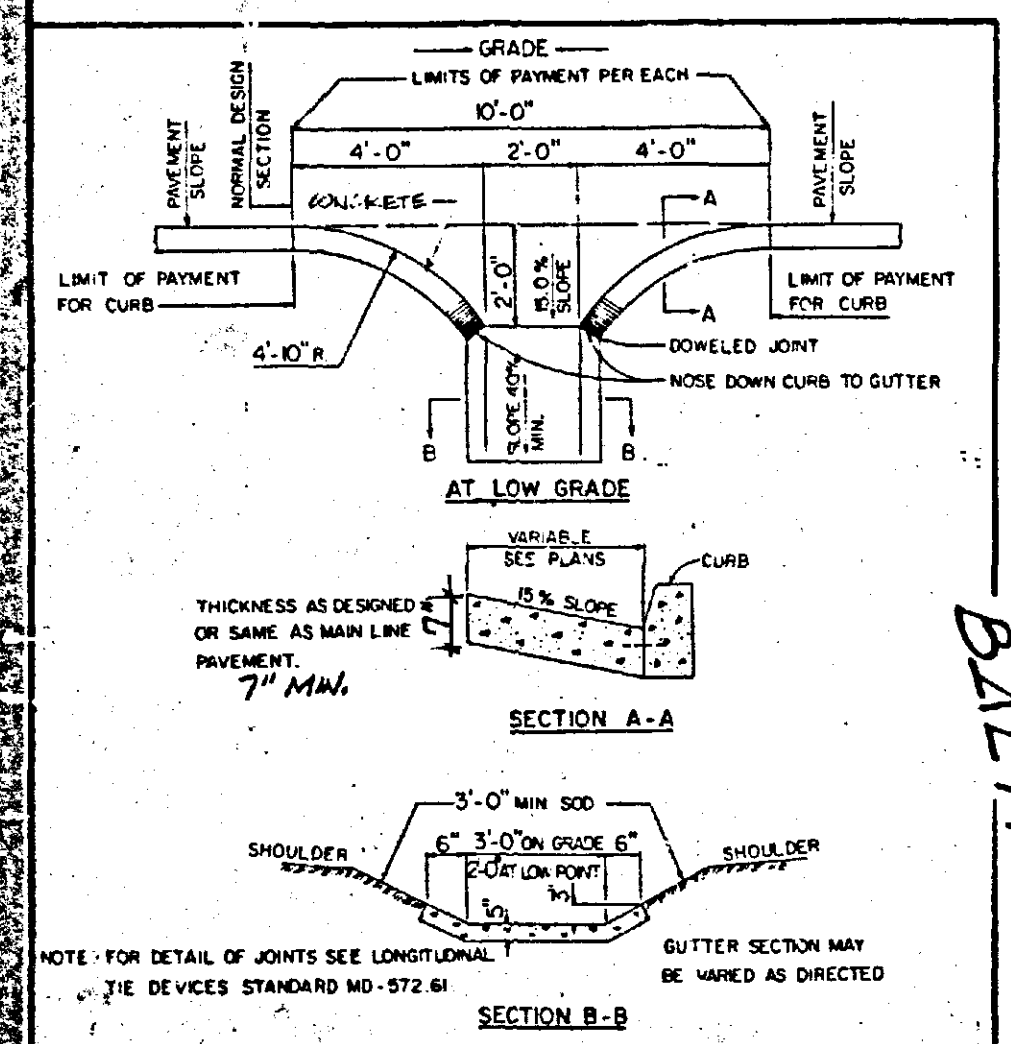
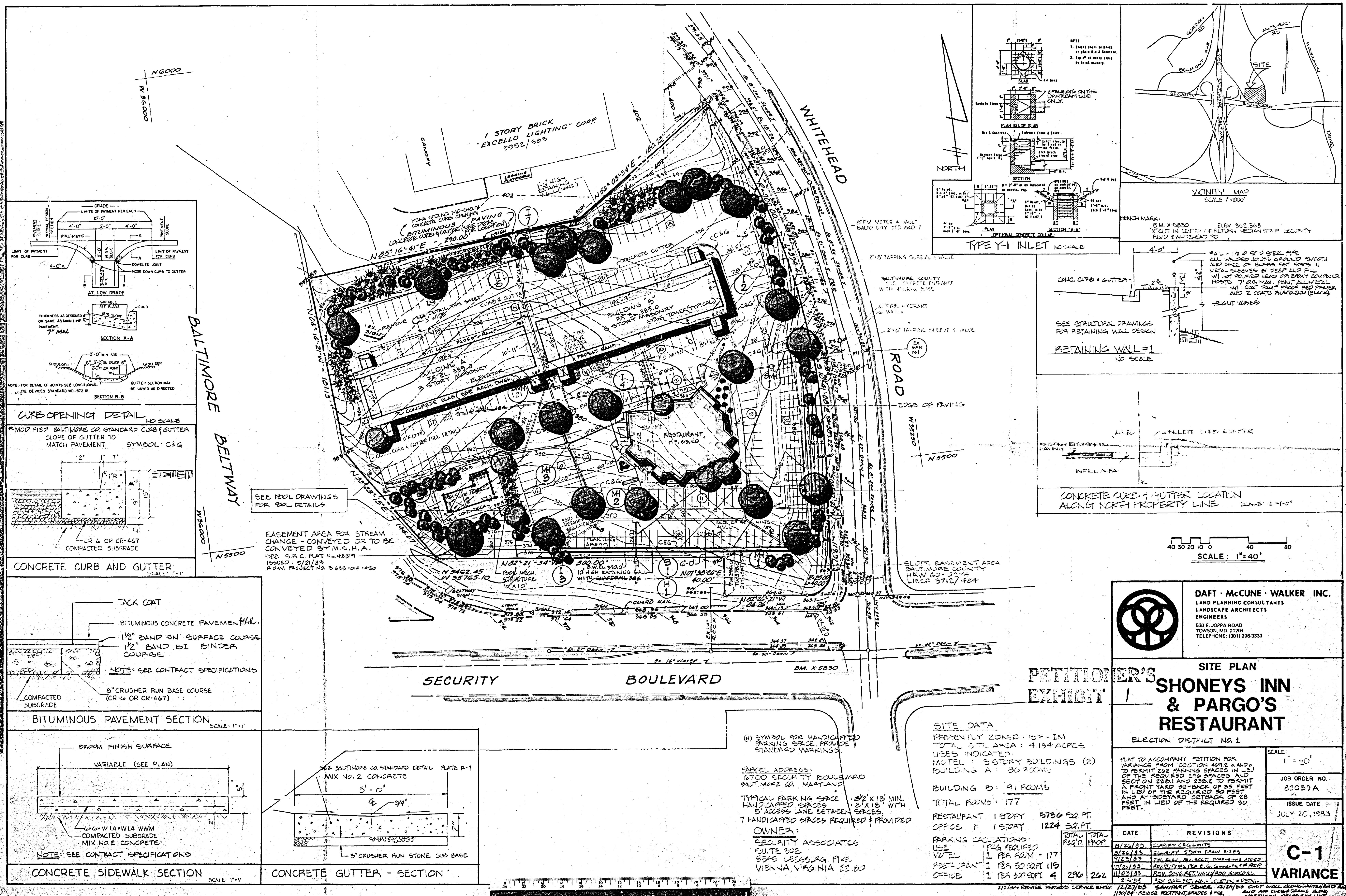
JOB ORDER NO.  
82039A

ISSUE DATE  
JULY 20, 1983

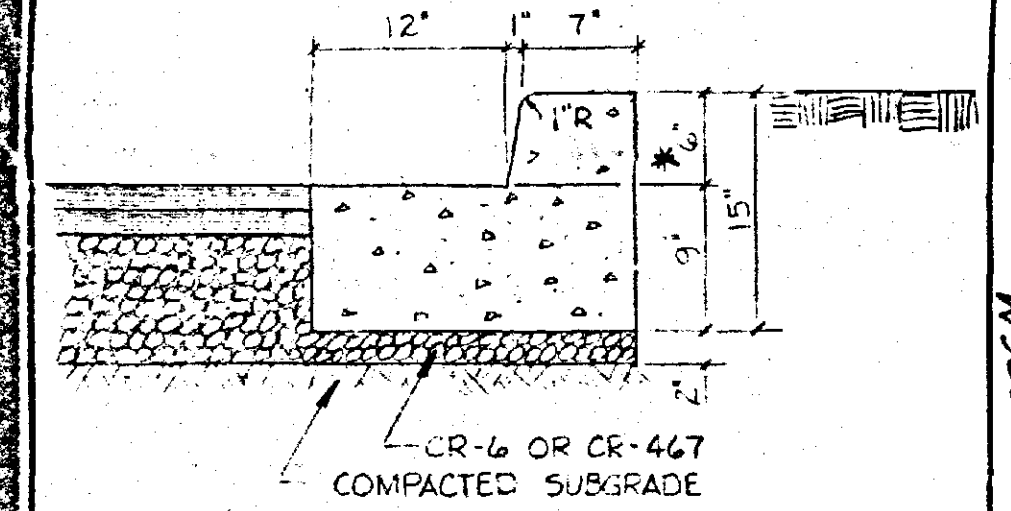
DATE	REVISIONS
8/26/83	CLARIFY C&G LIMITS
9/26/83	CLARIFY STORM DRAIN SIZES
9/26/83	REV. ELEV. AND SECT. DIMENSIONS ADDED
10/20/83	REV. DRIVING PER. B.G. COMMENTS (P. 10) PERP
11/23/83	REV. CONC. SET WALLS AND GUTTERS
12/5/83	REV. CONC. SET WALLS AND GUTTERS
12/27/83	SANITARY SEWER (8/27/83) CHANG. WALL 20'-0" DIA. (11/23/83) REVISE FOOTING GRADES (1/8/84) AND ADD OVERFLOWING DRAIN

**C-1 VARIANCE**

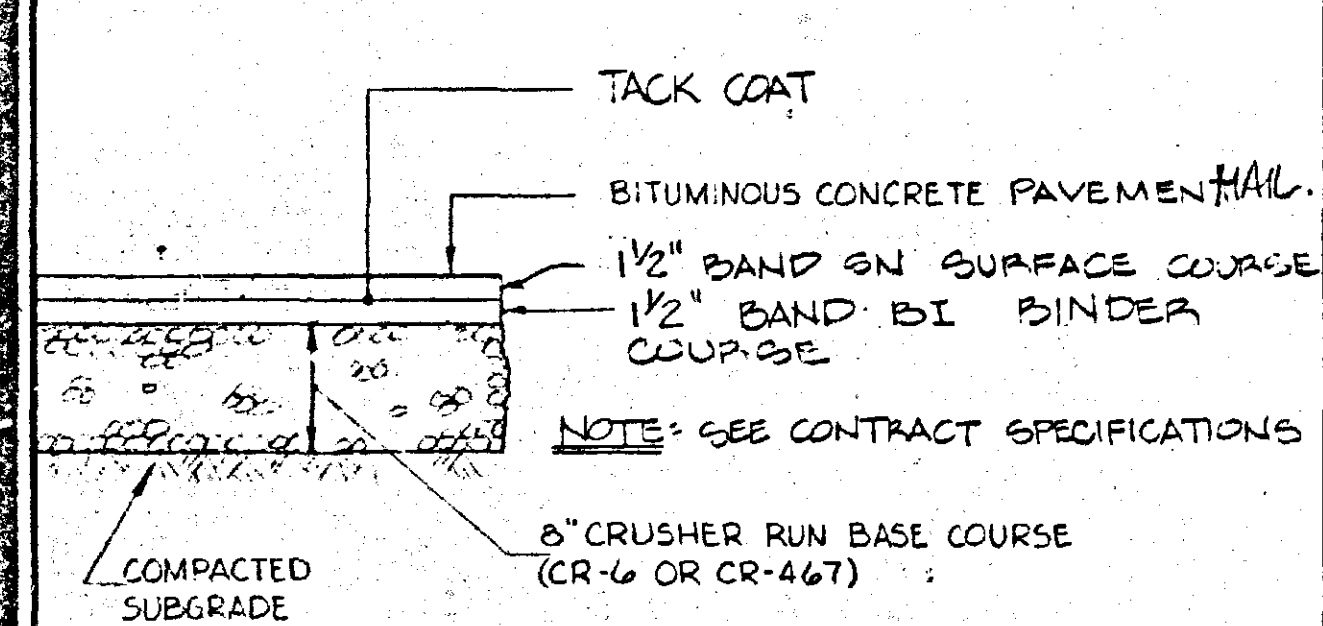




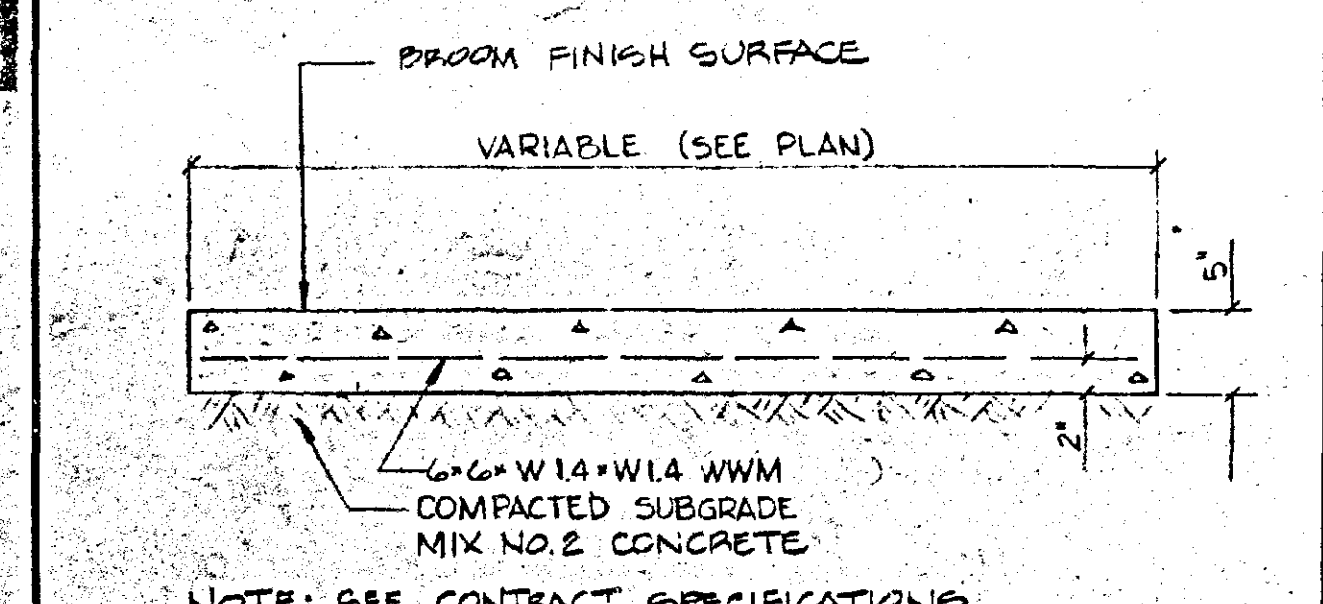
CURB OPENING DETAIL  
NO SCALE  
MODIFIED BALTIMORE CO. STANDARD CURB & GUTTER  
SLOPE OF GUTTER TO MATCH PAVEMENT.  
SYMBOL: C&G



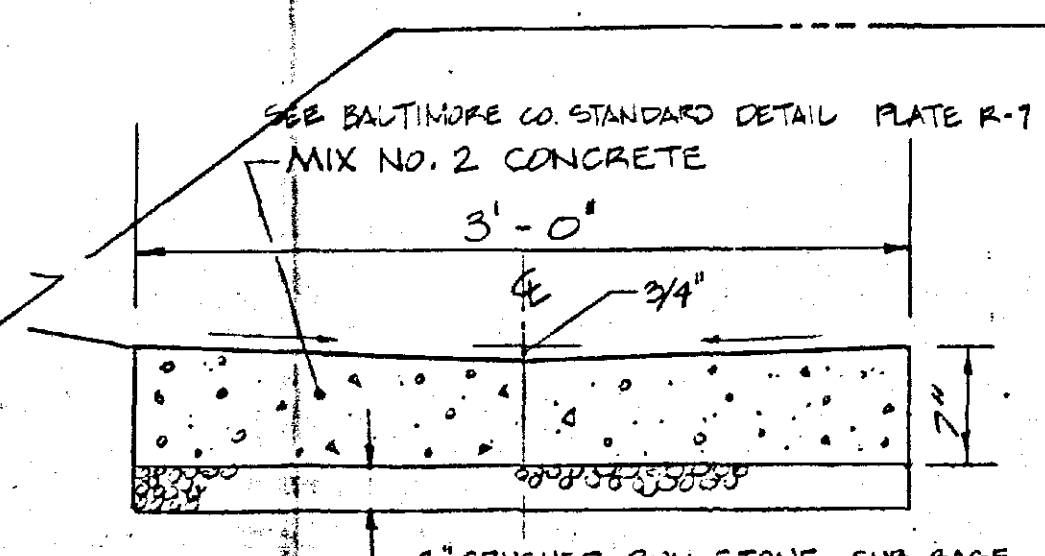
CONCRETE CURB AND GUTTER  
SCALE: 1"=1'



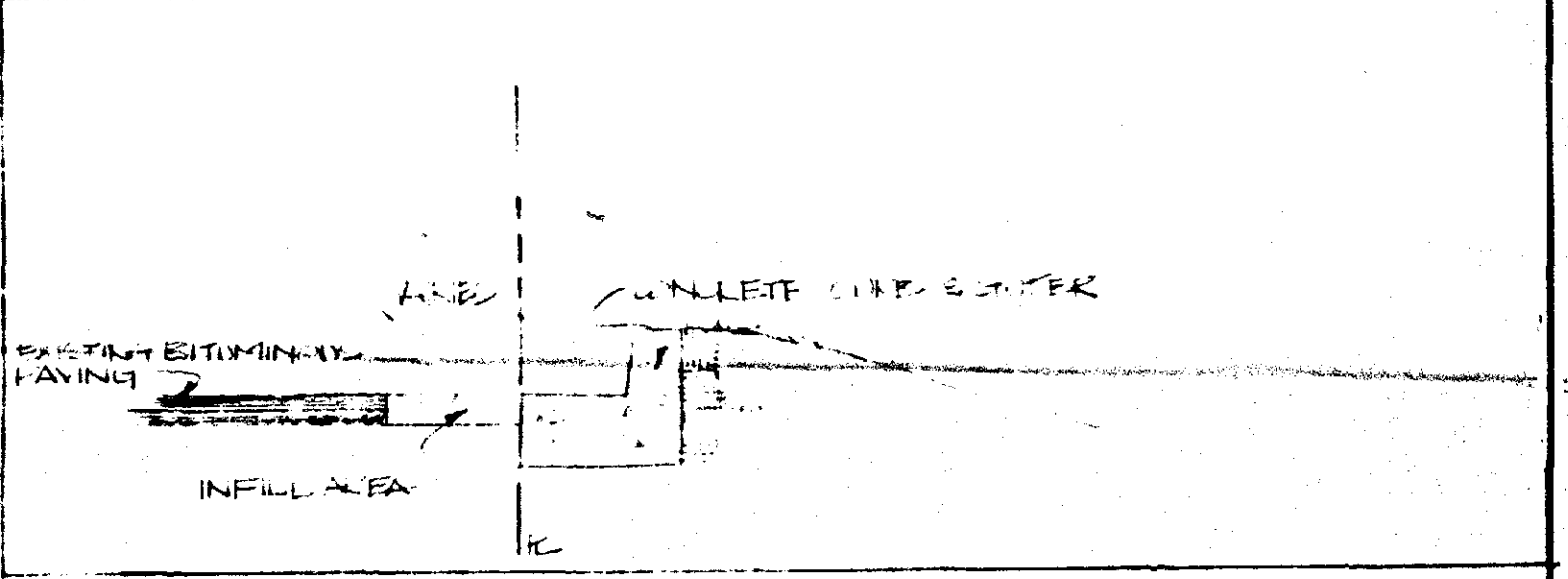
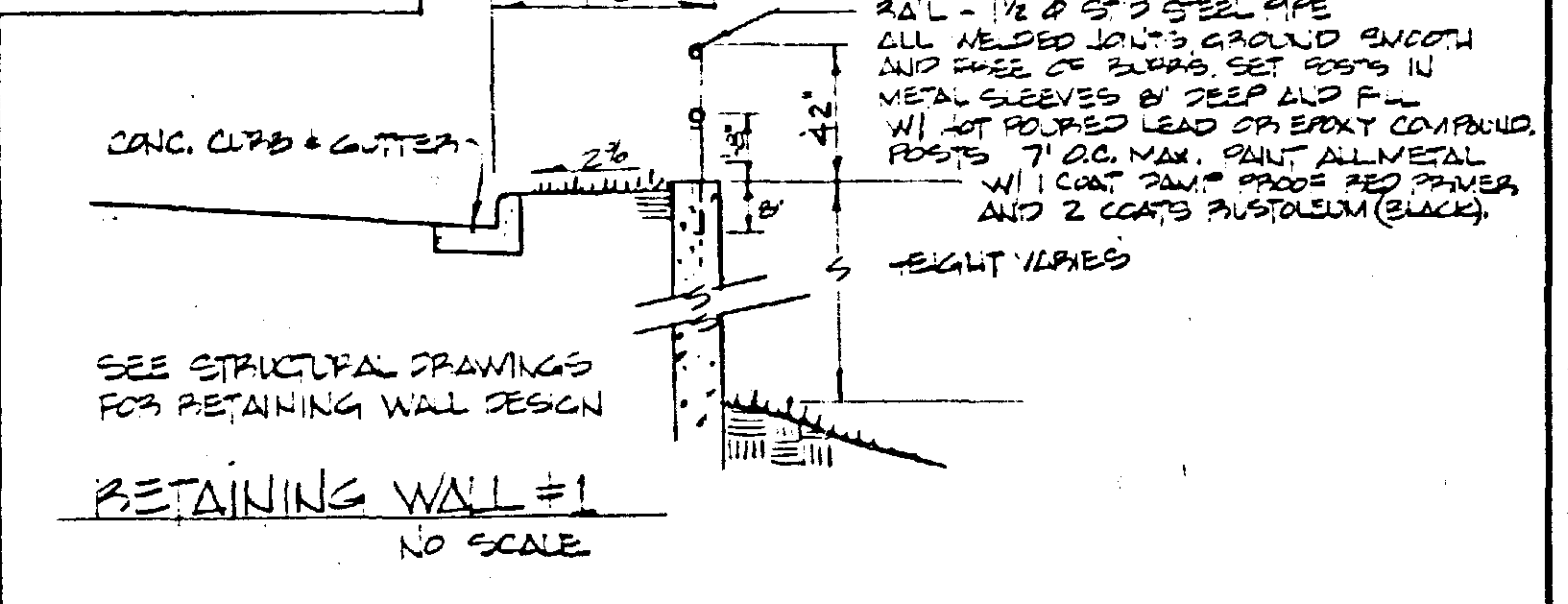
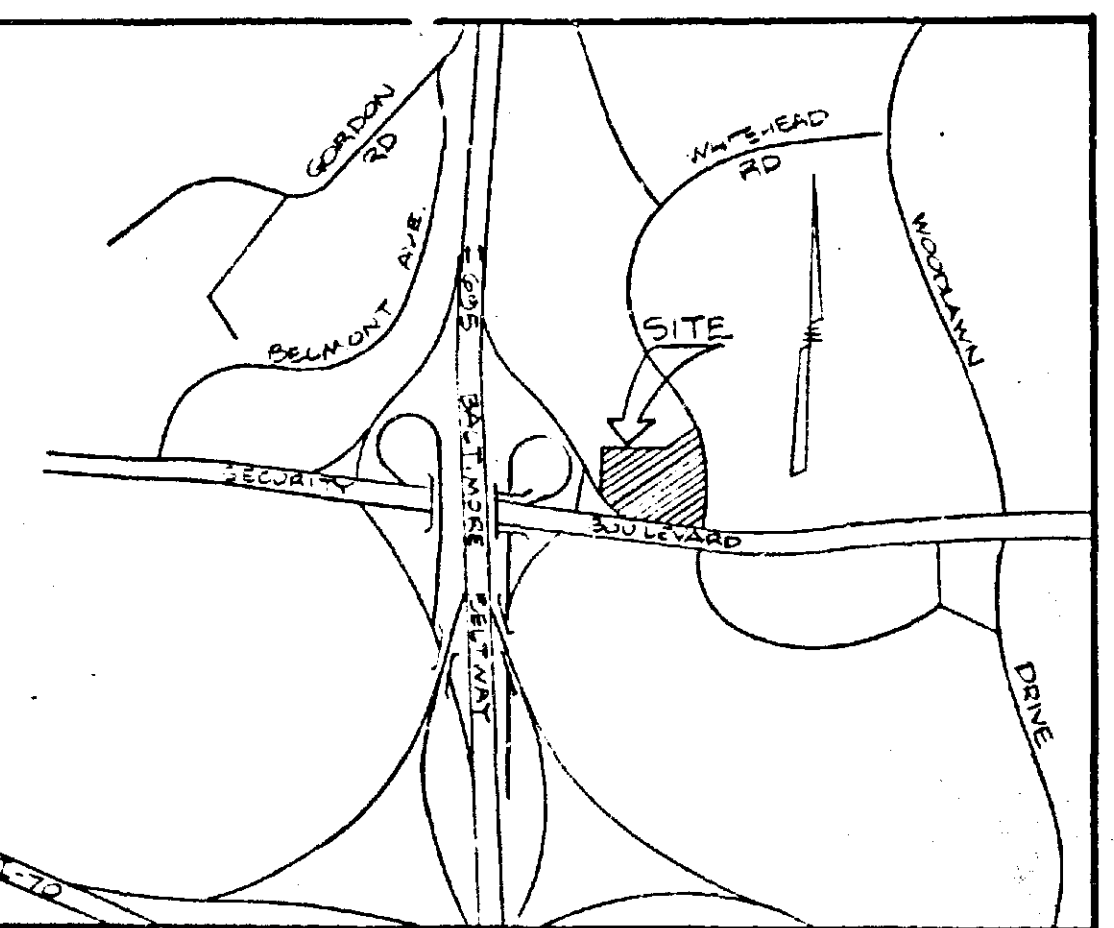
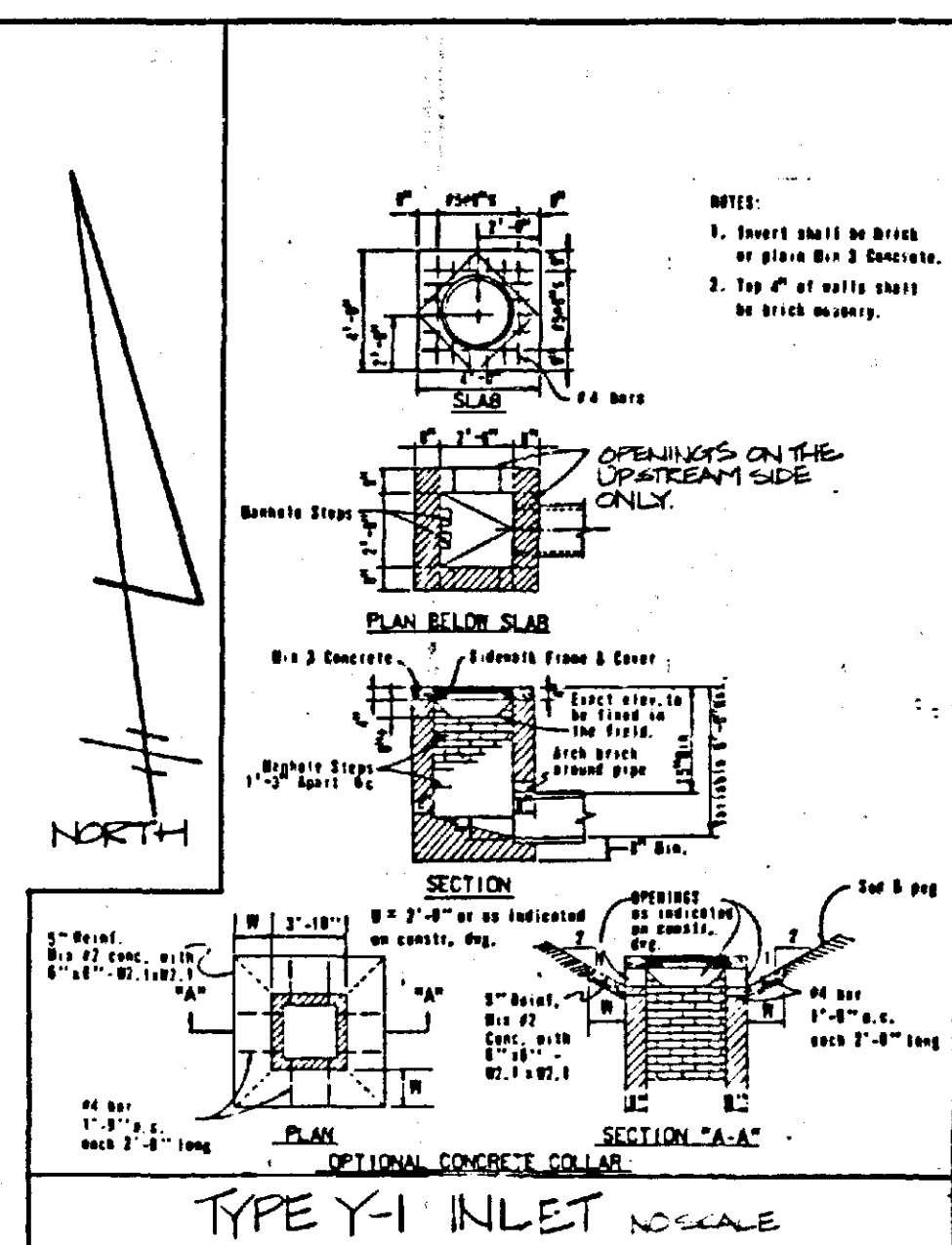
BITUMINOUS PAVEMENT SECTION  
SCALE: 1"=1'



CONCRETE SIDEWALK SECTION  
SCALE: 1"=1'



CONCRETE GUTTER - SECTION  
SCALE: 1"=1'



8" FM VETER & FAULT  
BALTO CITY STD PAD 17

2" x 6" TAPPING SLEEVE & VALVE

BALTIMORE COUNTY  
WITH 4" CR-6 BASE

6" FIRE HYDRANT  
10" W/1.4

2" x 6" TAPPING SLEEVE & VALVE

EX. BAN MH

EDGE OF PAVING

N 5500

SLOPE EASEMENT AREA  
BALTIMORE COUNTY  
HRW 60-3074  
LIBR 3712/424

(H) SYMBOL FOR HANDICAPPED PARKING SPACE. PROVIDE STANDARD MARKINGS.

PARCEL ADDRESS:  
1700 SECURITY BOULEVARD  
BALT MORE CO, MARYLAND

TYPICAL PARKING SPACE: 8'2" x 18' MIN.  
HANDICAPPED SPACE: 8' x 18' WITH 5 ACCESS LANE BETWEEN SPACES  
7 HANDICAPPED SPACES REQUIRED & PROVIDED

OWNER:  
SECURITY ASSOCIATES  
SUITE 302  
8555 LEEBOURG PIKE  
VIENNA, VIRGINIA 22180

**SITE DATA**

PRESENTLY ZONED: 150-1M  
TOTAL STL AREA: 4.134 ACRES  
USES INDICATED:  
MOTEL: 3 STORY BUILDINGS (2)  
BUILDING A: 86 ROOMS

BUILDING B: 91 ROOMS

TOTAL ROOMS: 177

RESTAURANT 1 STORY 5736 SQ. FT.  
OFFICE & 1 STORY 1224 SQ. FT.

PARKING CALCULATIONS:  
USE REQUIRED: 1 PER ROOM = 177  
MOTEL: 1 PER 50 SQ FT 115  
RESTAURANT: 1 PER 300 SQ FT 4  
OFFICE: 1 PER 300 SQ FT 4

DATE	REVISIONS
12/27/83	CLARIFY C&G LIMITS
1/2/84	CLARIFY STORM DRAIN SIZES
1/2/84	REV. ELEV. REV. SECT. DIMENSIONS ADDED
1/2/84	REV. BUILDING PER. B.C. COMMENTS & # PRP
1/2/84	REV. CONCRETE WALKWAY ADD. SURFACES
2/2/84	REV. CONCRETE WALKWAY ADD. SURFACES

TOTAL TOTAL  
P&S P&S

290 262

**DAFT · McCUNE · WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
530 E. JOPPA ROAD  
TOWSON, MD. 21204  
TELEPHONE: (301) 296-3333

**PETITIONER'S EXHIBIT 1**

**SITE PLAN**

**SHONEYS INN & PARGO'S RESTAURANT**

ELECTION DISTRICT NO. 1

PLAT TO ACCOMPANY PETITION FOR VARIANCE FROM SECTION 409.2 AND TO PERMIT 202 PARKING SPACES IN LID OF THE REQUIRED 230 SPACES, AND SECTION 230.1 AND 230.2 TO PERMIT A FRONT YARD SETBACK OF 85 FEET IN LIEU OF THE REQUIRED 50 FEET AND A SIDEYARD SETBACK OF 28 FEET IN LIEU OF THE REQUIRED 30 FEET.

DATE	REVISIONS
12/27/83	CLARIFY C&G LIMITS
1/2/84	CLARIFY STORM DRAIN SIZES
1/2/84	REV. ELEV. REV. SECT. DIMENSIONS ADDED
1/2/84	REV. BUILDING PER. B.C. COMMENTS & # PRP
1/2/84	REV. CONCRETE WALKWAY ADD. SURFACES
2/2/84	REV. CONCRETE WALKWAY ADD. SURFACES

TOTAL TOTAL  
P&S P&S

290 262

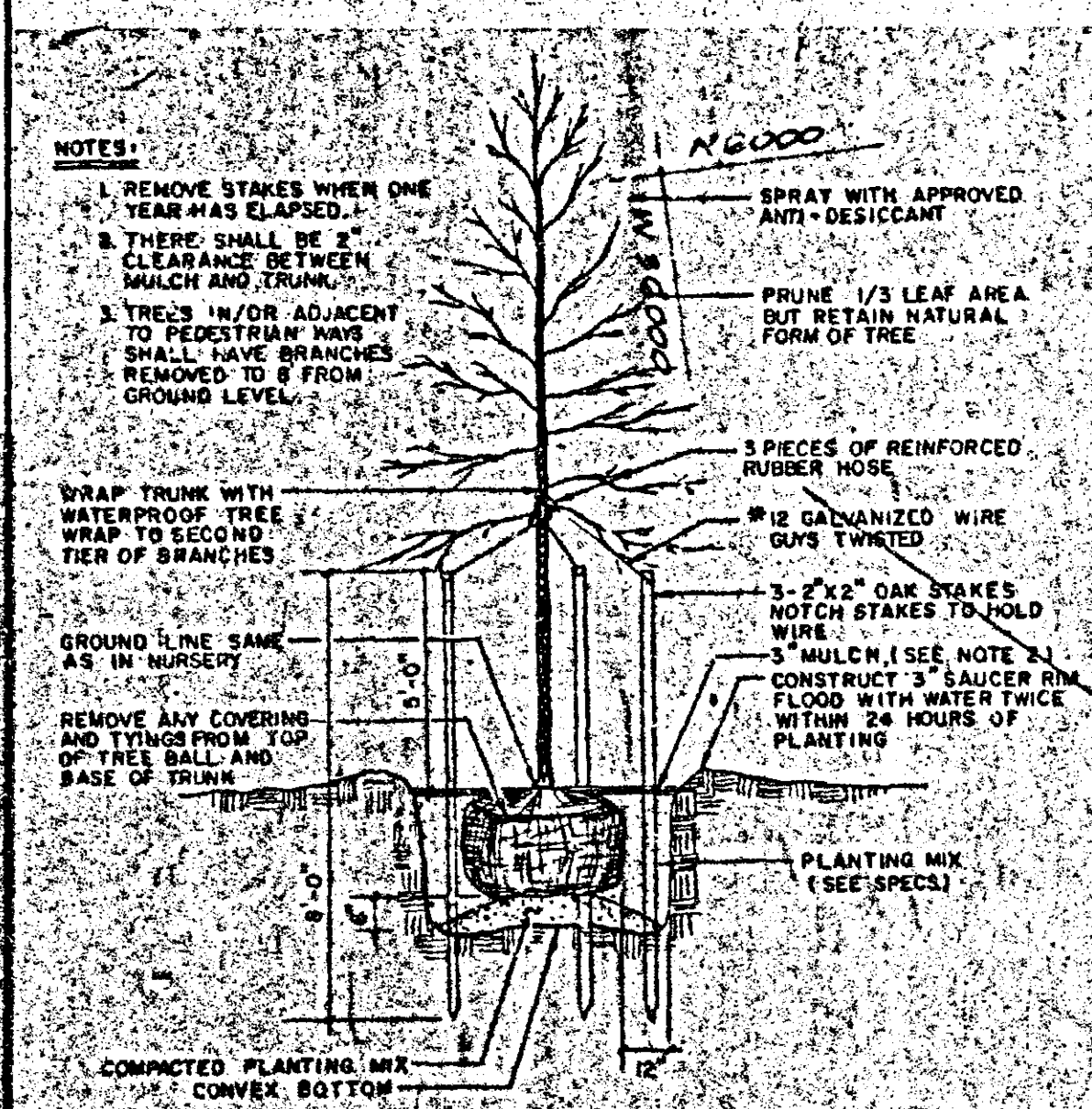
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JOB ORDER NO. 82039A

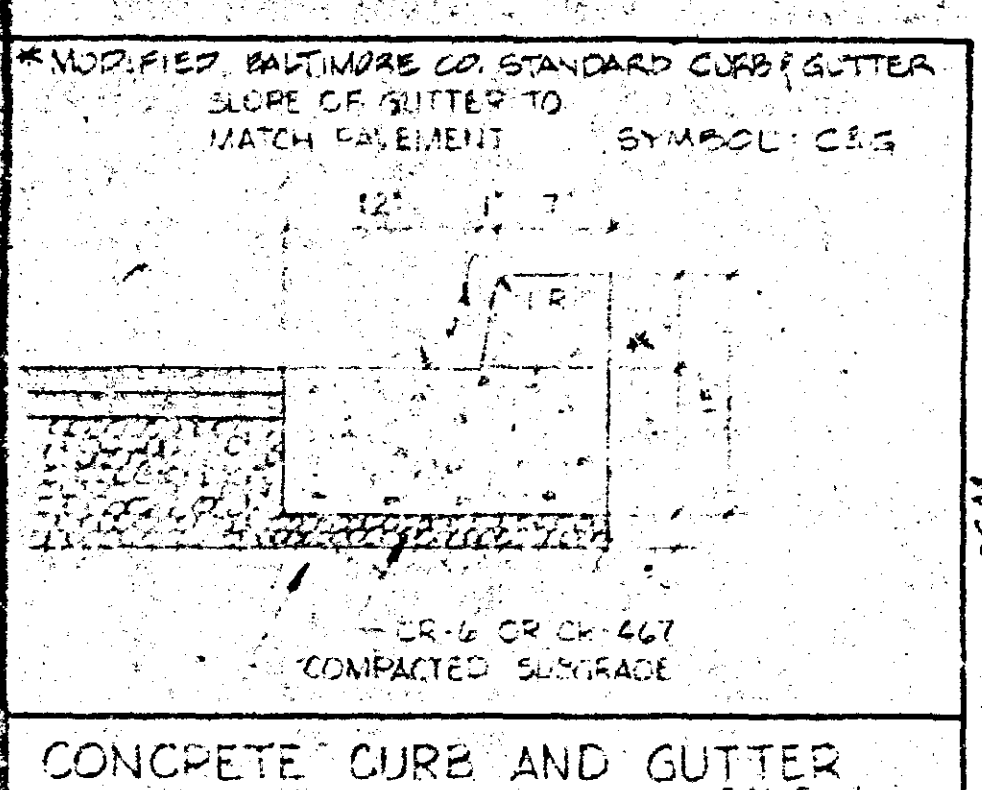
ISSUE DATE JULY 20, 1983

**C-1 VARIANCE**

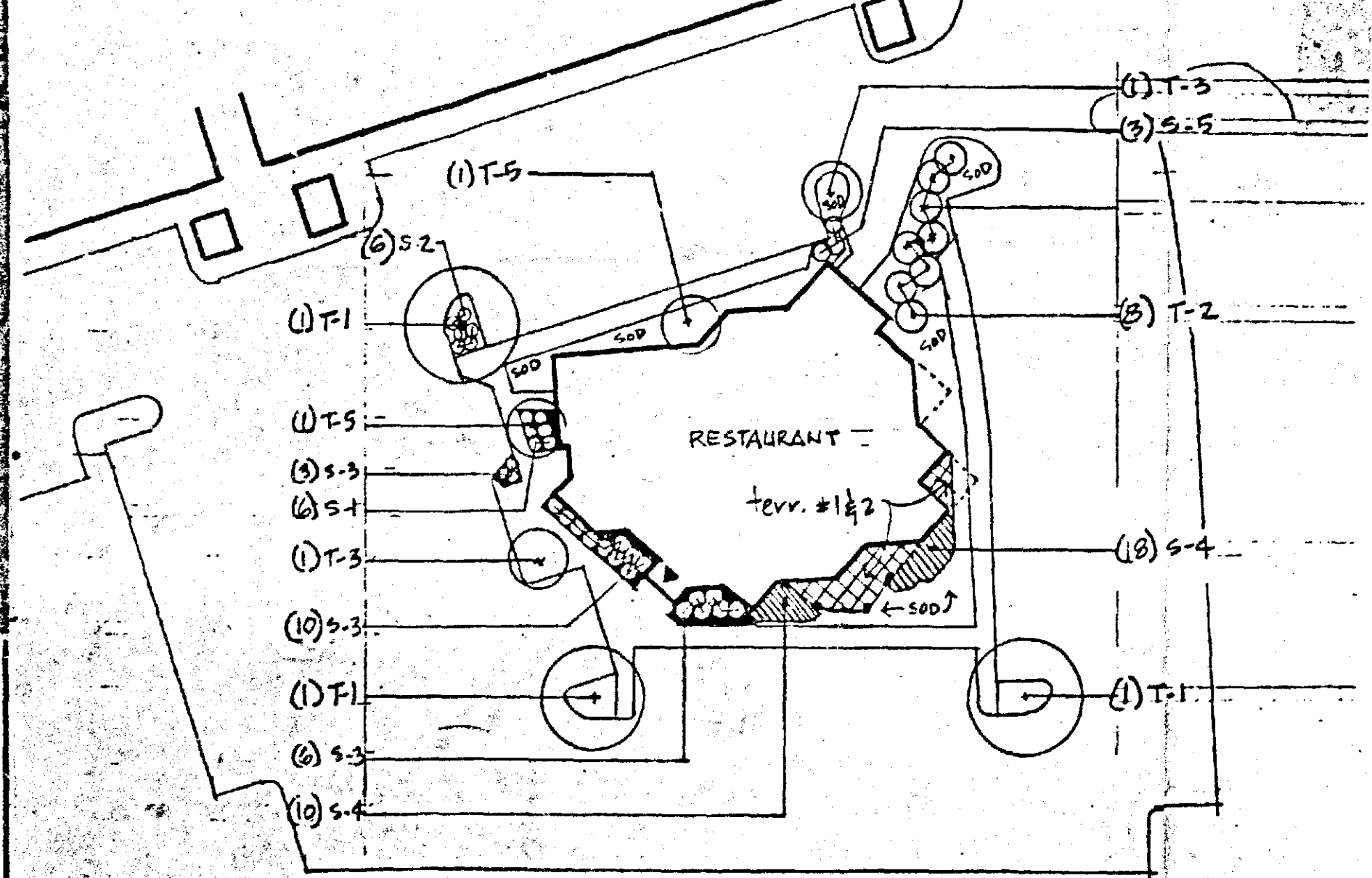




PLANTING DETAIL FOR TREES 1 1/4" - 4" CAL.  
NOT TO SCALE

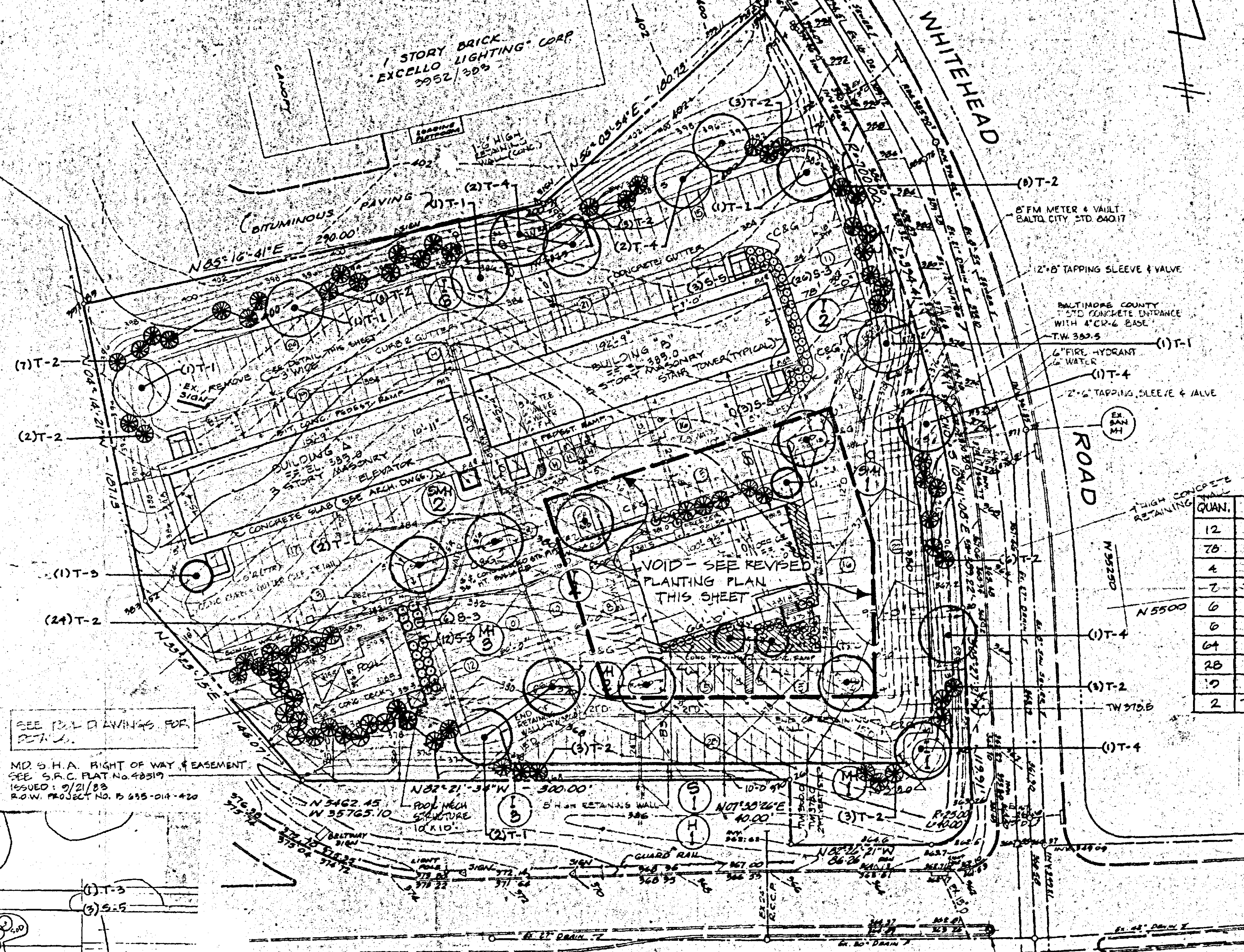


CONCRETE CURB AND GUTTER  
SCALE: 1" = 4"



Security Blvd. Site - Revised Planting  
SCALE: 1" = 40'

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: Pamela Budichew  
DATE: July 23, 1984



PLANT SCHEDULE

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
12	T-1	ACER RUBRUM	RED MAPLE 'OCT. GLORY'	2'-2 1/2" CAL.	B/B
78	T-2	PINUS STROBUS	WHITE PINE	6'-8" HT.	B/B
4	T-3	PRUNUS CALLERYANA	BRADFORD PEAR	2'-2 1/2" CAL.	B/B
2	T-4	QUERCUS PALUSTRIS	PIN OAK	2'-2 1/2" CAL.	B/B
6	S-1	ILEX CRENATA 'MICROPHYLLA'	LITTLE LEAF JAP. HOLLY	2'-2 1/2" HT.	B/B
6	S-2	ILEX CRENATA 'HETZII'	HETZ JAP. HOLLY	2'-2 1/2" HT.	B/B
64	S-3	ILEX CRENATA 'HELLERI'	HELLER'S DWARF JAP. HOLLY	15" TO 18"	CONTAINER
28	S-4	JUNIPERUS HORIZ. 'BAR HARBOR'	BAR HARBOR JUNIFER	15" TO 18"	CONTAINER
10	S-5	VIBURNUM PHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3'-4" HT.	B/B
2	T-5	CORNUS FLORIDA	WHITE FLOW. DOGWOOD	6'-8" HT.	B/B

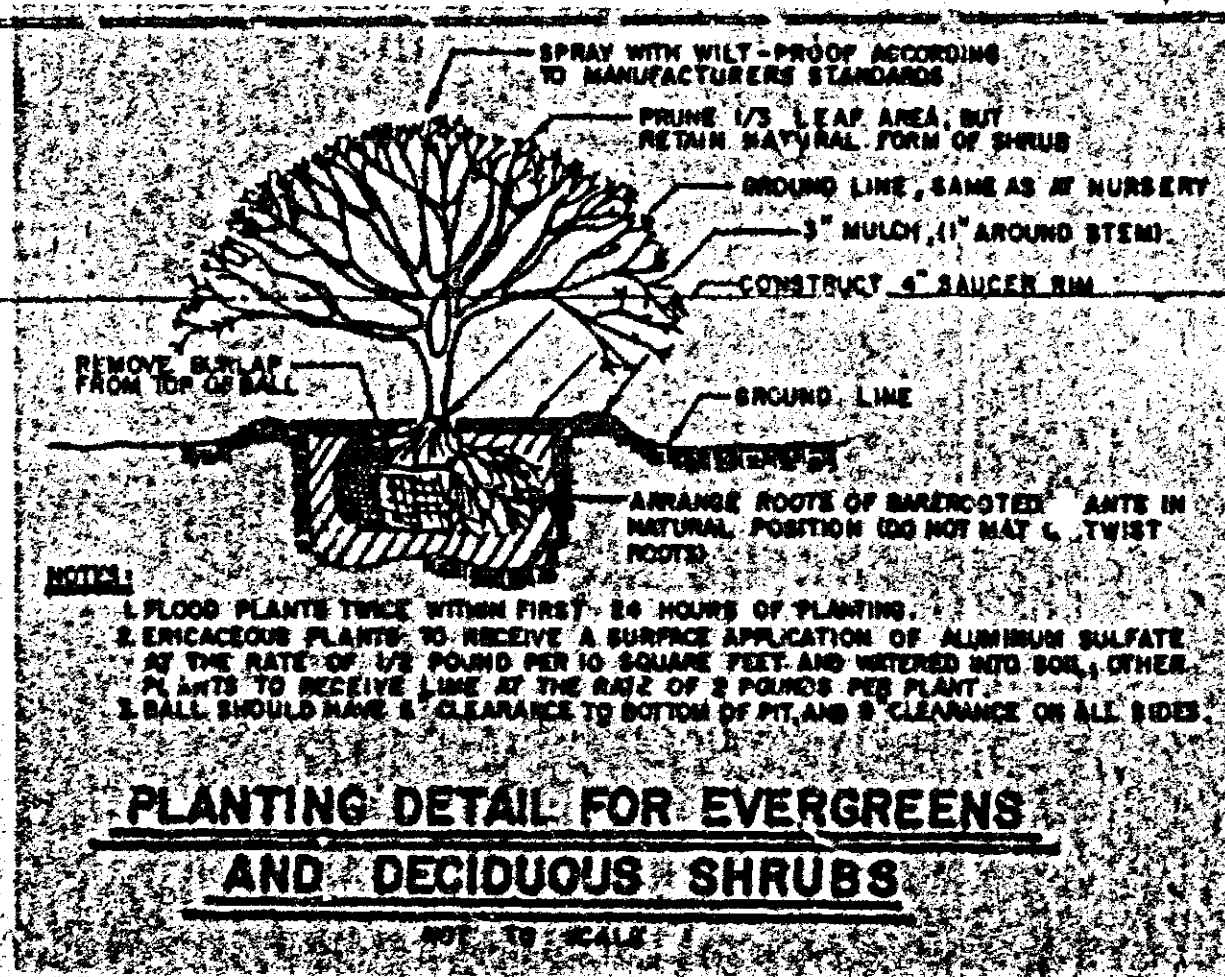
SCALE: 1" = 40'

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530 E. JOPPA ROAD  
TOWSON, MD. 21204  
TELEPHONE: (301) 296-3333

PLANTING PLAN  
**SHONEYS INN**

ELECTION DISTRICT N° 1

DATE	REVISIONS		SCALE: 1" = 40'
	DATE	REVISIONS	
5/24/83	CLARIFY CIRCUMSTANCES	JOB ORDER NO. 82059A	C-2
6/16/83	CLARIFY STORM DRAIN SIZES	ISSUE DATE: JULY 20, 1983	
9/25/83	T.W. BLANK, REV. SECT. PLANTING AREA ADDED		
10/20/83	ADJUSTING FOR S.G. COMMENTS 1.0 PROP.		
5/25/84	REV. PLANTING PLAN		



④ SYMBOL FOR HANDICAPPED PARKING SPACE. PROVIDE STANDARD MARKINGS.

PARCEL ADDRESS:  
16700 SECURITY BOULEVARD  
BALTIMORE, MD. MARYLAND

TYPICAL PARKING SPACE: 13' X 18' MIN.  
HANDICAPPED SPACES: 5 ACCESS LANE BETWEEN SPACES.  
7 HANDICAPPED SPACES REQUIRED PROVIDED

OWNER:  
SECURITY ASSOCIATES  
SUITE 302  
8555 LEESBURG PIKE  
VIENNA, VIRGINIA 22180

SITE DATA

PRESENTLY ZONED: B3-1M  
TOTAL SITE AREA: 4.184 ACRES  
USES INDICATED:  
MOTEL: 3 STORY BUILDINGS (2)  
BUILDING A: 86 ROOMS

BUILDING B: 9 ROOMS

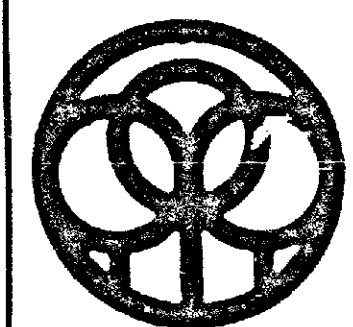
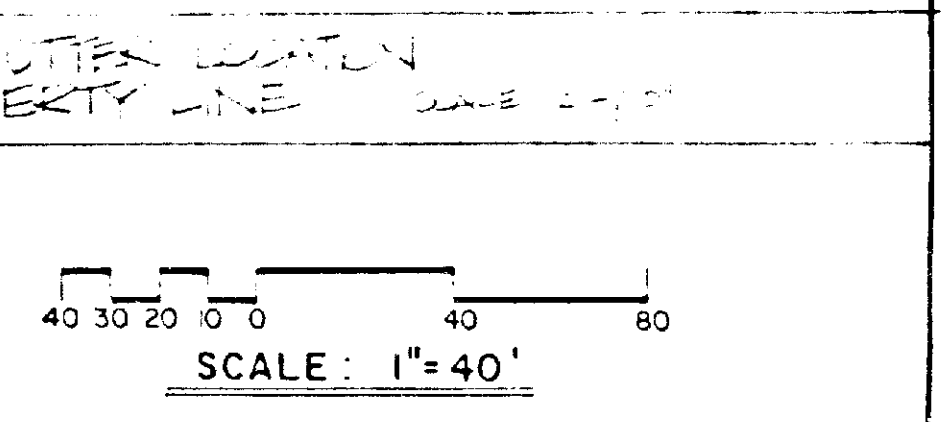
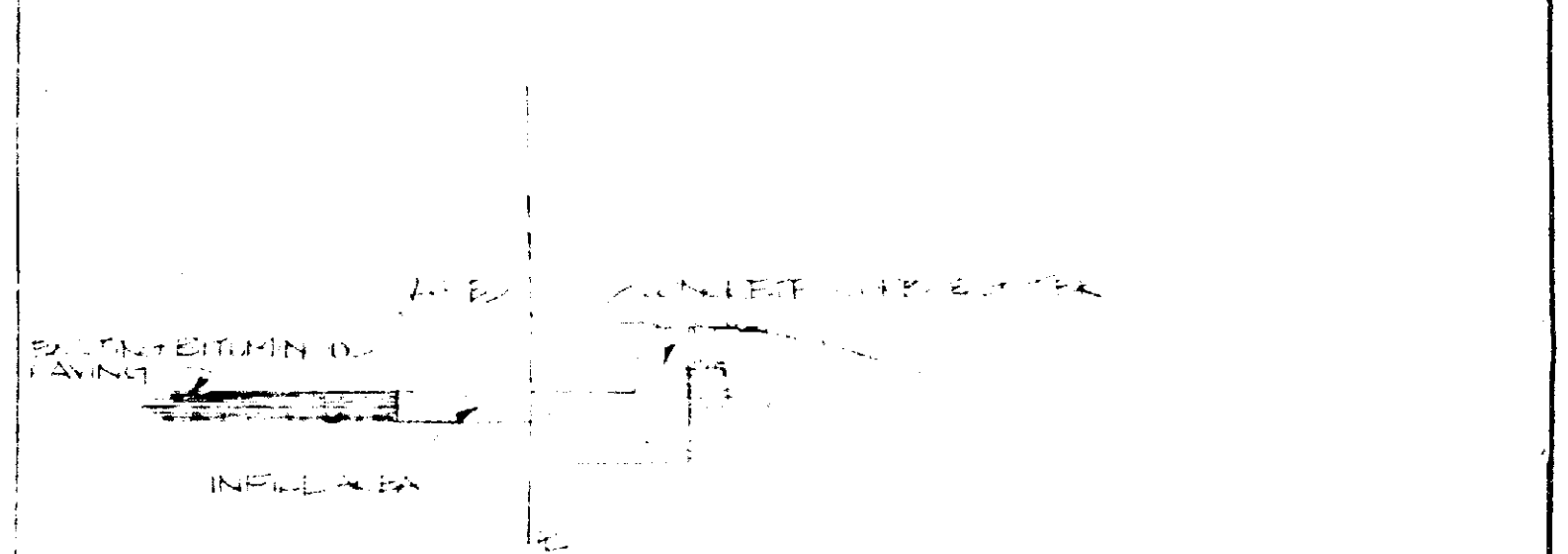
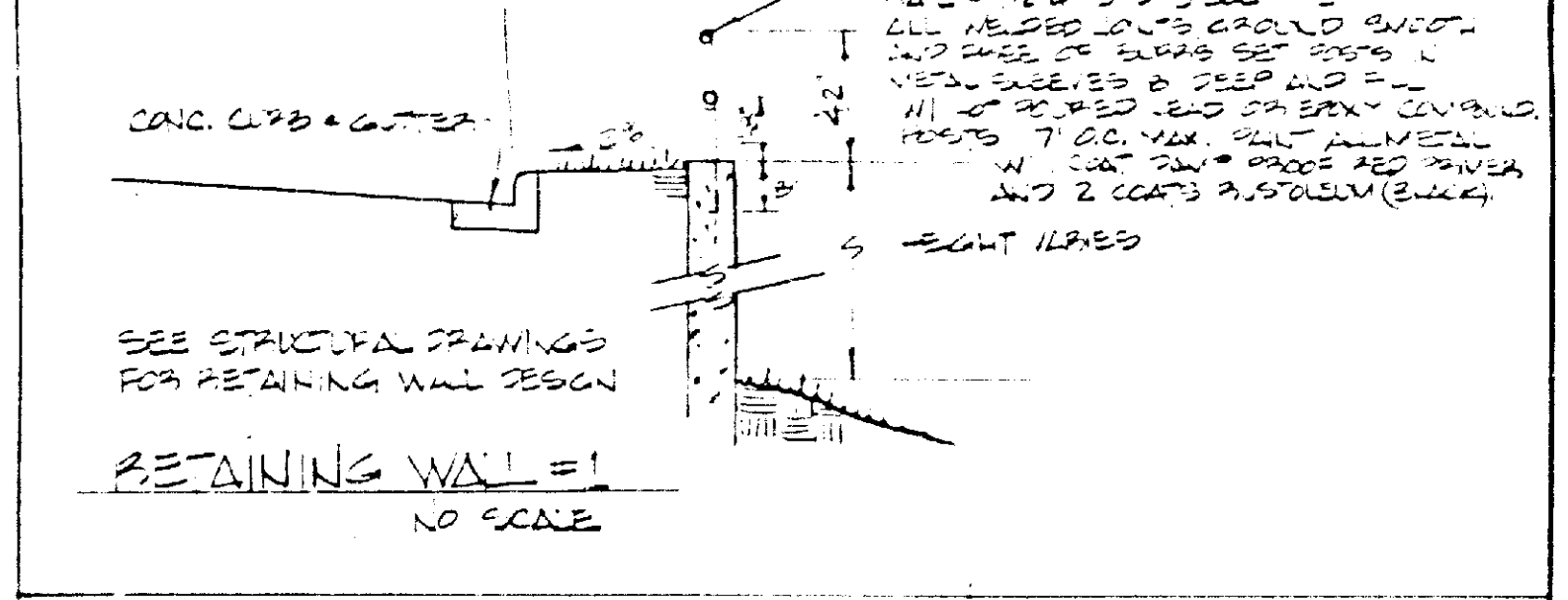
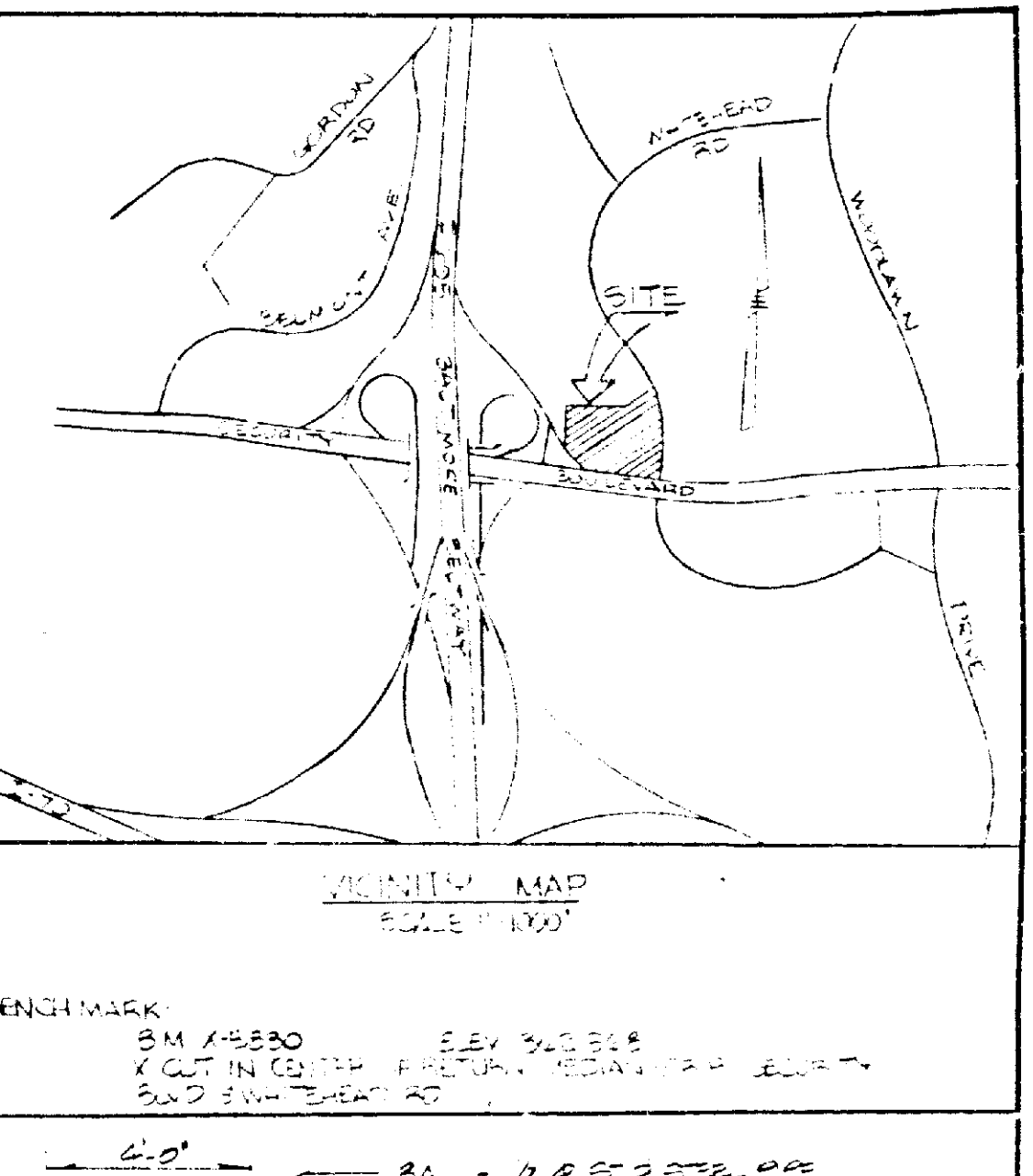
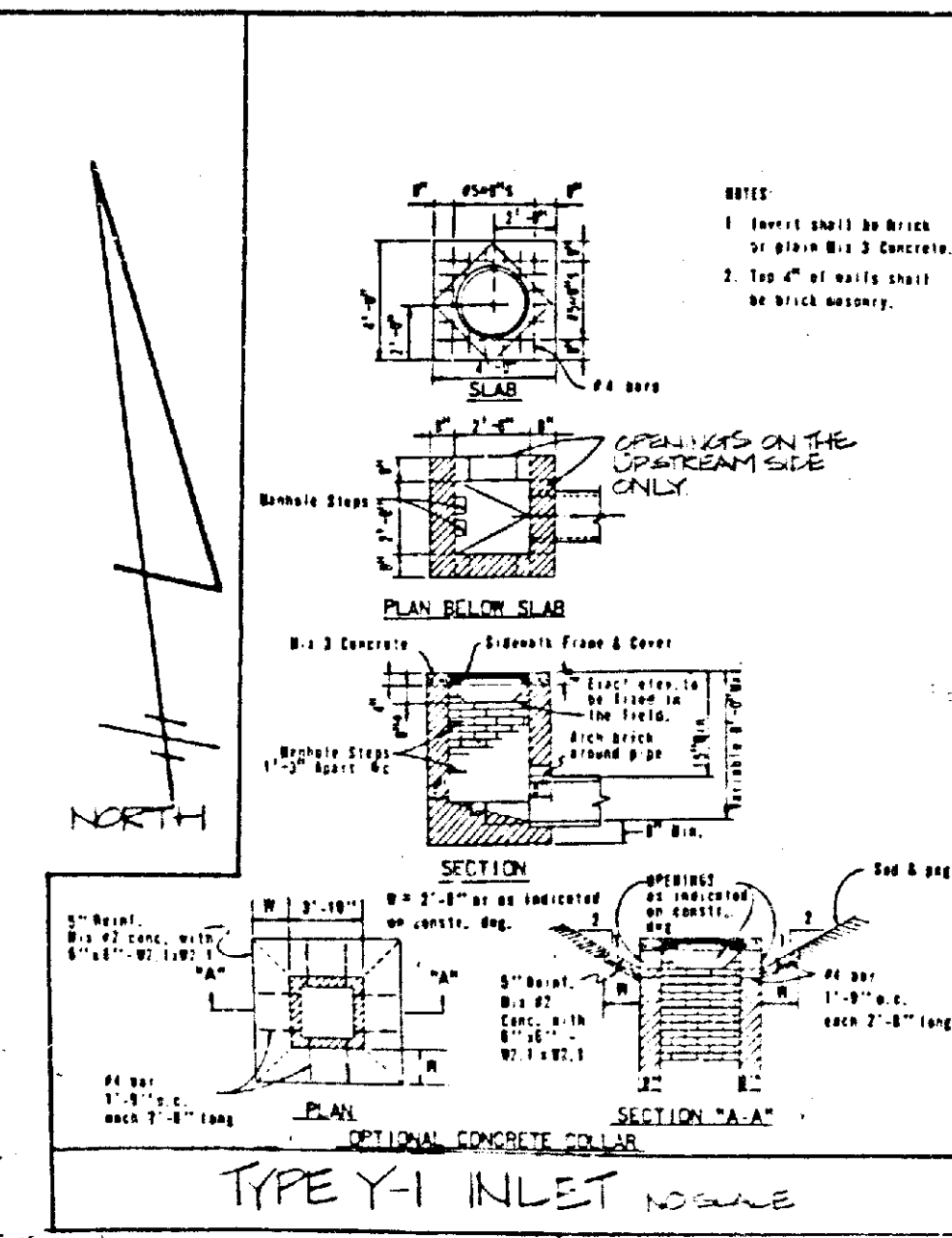
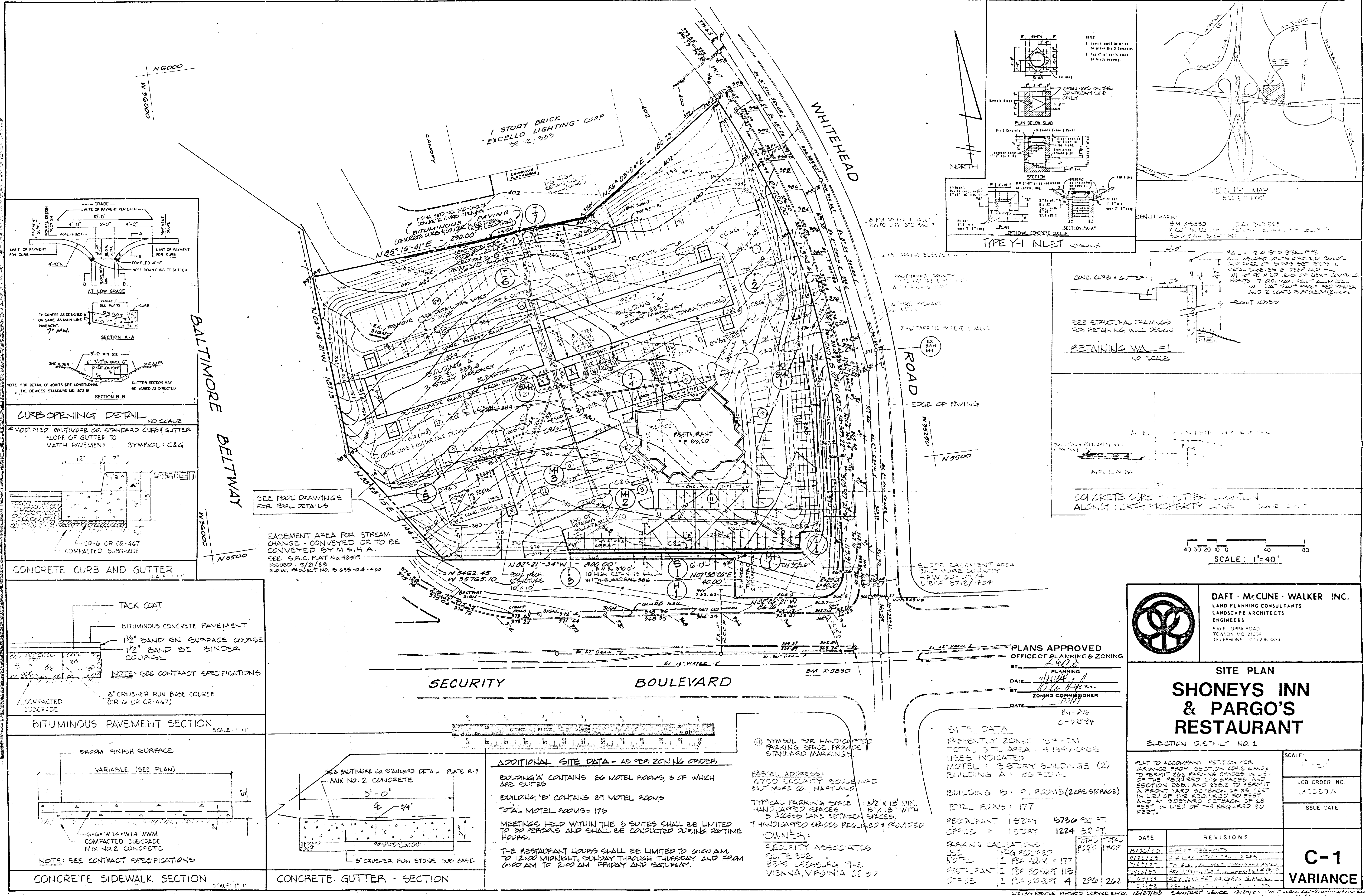
TOTAL ROOMS: 177

RESTAURANT: 1 STORY 4290 SQ. FT.  
OFFICE: 1 STORY 1300 SQ. FT.

PARKING CALCULATIONS:  
USE: 1 PER 200 SQ. FT. = 177  
MOTEL: 1 PER 500 SQ. FT. = 86  
RESTAURANT: 1 PER 500 SQ. FT. = 86  
OFFICE: 1 PER 200 SQ. FT. = 5

TOTAL PERD. TOTAL PROP. 268 265





DAFT · McCUNE · WALKER INC.  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
530 E. JUPITER ROAD  
TOWSON, MD 21204  
TELEPHONE: (301) 266-3303

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 11/14/83  
BY: [Signature]  
DATE: 11/14/83

**SITE DATA**

PRESENTLY ZONED: R-2 IN  
TOTAL SITE AREA: 4.134 ACRES  
USES INDICATED:  
MOTEL: 3 STORY BUILDINGS (2)  
BUILDING A: 80 ROOMS  
BUILDING B: 2 ROOMS (2nd STORAGE)  
TOTAL ROOMS: 177  
RESTAURANT: 1 STORY 5730 SQ. FT.  
OFFICE: 1 STORY 1224 SQ. FT.  
TOTAL TOTAL: 6954 SQ. FT.

**PARKING CALCULATIONS:**

USE	PER 500 SQ. FT.	TOTAL
MOTEL	1	177
RESTAURANT	1	119
OFFICE	1	4
<b>TOTAL</b>		<b>200</b>

**ADDITIONAL SITE DATA - AS PER ZONING ORDER**

BUILDING A CONTAINS 80 MOTEL ROOMS, 3 OF WHICH ARE SUITES  
BUILDING B CONTAINS 89 MOTEL ROOMS  
TOTAL MOTEL ROOMS = 179  
MEETINGS HELD WITHIN THE 3 SUITES SHALL BE LIMITED TO 30 PERSONS AND SHALL BE CONDUCTED DURING PARTIAL HOURS.  
THE RESTAURANT HOURS SHALL BE LIMITED TO 6:00 AM TO 12:00 MIDNIGHT, SUNDAY THROUGH THURSDAY AND FROM 6:00 AM TO 2:00 AM FRIDAY AND SATURDAY.

**OWNER:**  
SECURITY ASSOCIATES  
SUITE 202  
8885 JEFFERSON PIKE  
VIENNA, VA 22180

**SITE PLAN**  
**SHONEYS INN & PARGO'S RESTAURANT**  
ELECTION DISTRICT NO. 2

DATE		REVISIONS
11/21/83	1	ISSUE
11/21/83	2	REVISION
11/21/83	3	REVISION
11/21/83	4	REVISION
11/21/83	5	REVISION

SCALE:	JOB ORDER NO.	ISSUE DATE
1" = 40'	31029A	

**C-1 VARIANCE**



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1984, that the herein Petition for Variance(s) to permit 262 parking spaces in lieu of the required 296 spaces, a front yard setback of 35 feet in lieu of the required 50 feet, and a side yard setback of 28 feet in lieu of the required 30 feet for the expressed purpose of constructing a motel and restaurant, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised February 8, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. The site plan shall indicate that Building A contains 86 motel rooms, 3 of which are suites, and Building B contains 89 rooms for a total of 175 motel rooms.
2. Meetings held within the 3 suites shall be limited to 30 persons and shall be conducted during daytime hours.
3. The restaurant hours shall be limited to 6:00 a.m. to 12:00 midnight, Sunday through Thursday and from 6:00 a.m. to 2:00 a.m., Friday and Saturday.
4. A revised site plan shall be submitted to and approved by the Office of Planning and Zoning, including a landscaping plan submitted for approval by the Current Planning and Development Division.
5. No building permit shall be issued until the expiration of any and all appeal periods.

*John M. H. Jones*  
Deputy Zoning Commissioner of  
Baltimore County

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*John M. H. Jones*  
Deputy Zoning Commissioner of  
Baltimore County

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

3/15/84

Re: Zoning Advisory Meeting of 2-18-84  
Item # 224  
Property Owner: SECURITY ASSOC.  
Location: MILWAUKEE SECURITY BLVD. & WHITEHEAD RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ Forward by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/11/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The basic services areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

*A landscape plan should be submitted with building permit application.*

*James G. Belts*  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

March 9, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 221, 222, 223, and 224. ZAC- Meeting of February 28, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 221, 222, 223, and 224.

*Michael S. Flanagan*  
Traffic Engineering Assoc. II

NSF/cem

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 224, Zoning Advisory Committee Meeting of Feb. 28, 1984

Property Owner: *Security Associates*

Location: *Milwaukee Security Blvd.* District *1*

Water Supply *public* Sewage Disposal *public*

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☒ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☒ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☒ A permit to construct from the Division of Air Pollution Control is required for any chert-broiler operation which has a total cooking surface area of five (5) square feet or more.
- ☒ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ☒ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ☒ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ☒ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 224 Zoning Advisory Committee Meeting of Feb. 28, 1984  
Page 2

- ☒ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☒ Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☒ Soil percolation tests (have been/must be) conducted.
  - ☒ The results are valid until
  - ☒ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☒ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☒ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - ☒ shall be valid until
  - ☒ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- ☒ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☒ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others

*John V. Dwyer*  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

March 7, 1984

TED ZALESKI JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 224, Zoning Advisory Committee Meeting are as follows:

Property Owner: Security Associates  
Existing Zoning: B.R.-IM  
Proposed Zoning: Variance to permit 262 parking spaces in lieu of the required 296 spaces and to permit a front yard setback of 35' in lieu of the required 50' and a side yard setback of 28' in lieu of the required 30'

Acres: 1.181

District: 1st.

The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 140 State of Maryland Code for the Handicapped and Age; and other applicable Codes.
- ☒ A building/structure permit shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-architectural seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, or an adjacent lot line shall be of one hour fire resisting construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 601, line 2, Section 1107 and Table 1102, also Section 503.2.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 601.
- ☒ Comments - Identify the Handicapped Parking for this structure. Indicate compliance to signs, curb cuts, ramps, etc. as may be applicable on the plans. Separate permits are required for retaining walls, pools, other buildings, paving, lights, etc., etc. Retaining walls shall be designed by a Professional Engineer registered in the State of Maryland.

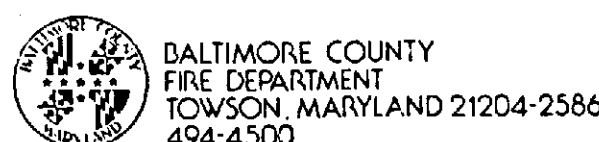
NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:ee





PAUL H. REINCKE  
CHIEF

March 5, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Security Associates

Location: NW/Cor. Security Blvd. and Whitehead Road

Item No.: 224 Zoning Agenda: Meeting of 2/28/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Kaganoff*  
Planning Group Noted and Approved: \_\_\_\_\_  
Special Inspection Div. n Fire Prevention Bureau

/mb

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 28, 1984

RE: Item No: 221, 222, 223, & (224)  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/lh

There is a practical difficulty in providing the number of spaces required by zoning regulations. Despite every effort to maximize the number of spaces, the site remains 34 short of the required amount. However, there will be no real shortage since the parking requirements for the motel and restaurant overlap. Many of the restaurant patrons will be staying at the motel and therefore will already have parked. In addition, a portion of the motel guests come by air and do not have automobiles.

The layout of the site was based primarily on the relationship between the motel, restaurant and parking facilities. The efficient layout of these major uses dictated the location of the pool. Although the front yard setback is 15 feet less than required, the visual quality of the site will not be impacted because the pool is in the ground. In addition, the distance between the property line and Security Boulevard (40 feet - 60 feet) and the grades between the pool and road serve to further reduce the visual impact of the pool.

There is a practical difficulty in providing the number of spaces required by zoning regulations. Despite every effort to maximize the number of spaces, the site remains 34 short of the required amount. However, there will be no real shortage since the parking requirements for the motel and restaurant overlap. Many of the restaurant patrons will be staying at the motel and therefore will already have parked. In addition, a portion of the motel guests come by air and do not have automobiles.

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### PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances  
LOCATION: Northwest corner Security Boulevard and Whitehead Road  
DATE & TIME: Wednesday, May 2, 1984 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit 262 parking spaces in lieu of the required 296 spaces, to permit a front yard setback of 35 ft. in lieu of the required 50 ft. and a side yard setback of 28 ft. in lieu of the required 30 ft.

Being the property of Security Associates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

### apc associates, inc. surveyors-engineers

DESCRIPTION OF PROPERTY  
SECURITY BOULEVARD AT WHITEHEAD ROAD  
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

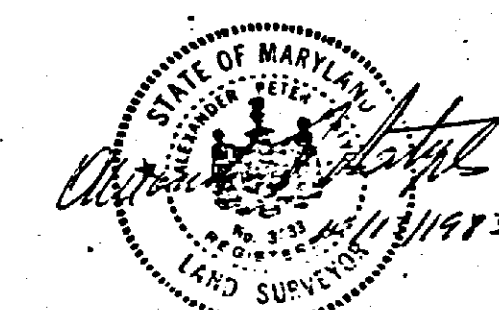
BEGINNING FOR THE SAME at a point on the South end of a junction curve connecting the West side of Whitehead Road, 70 feet wide, with the Northerly right-of-way of Security Boulevard as shown on the plat of Meadows Industrial Park, recorded among the Land Records of Baltimore County in Plat Book WJR 27, folio 21; thence running from said point of beginning and binding along the right-of-way lines of Security Boulevard as shown on said plat the following three courses and distances: (1) North 82 degrees 26 minutes 21 seconds West 86.26 feet (2) North 07 degrees 38 minutes 26 seconds East 40.00 feet and (3) North 82 degrees 21 minutes 34 seconds West 300.00 feet to intersect the Easterly right-of-way of the Baltimore Beltway; thence leaving Security Boulevard and binding along the Easterly right-of-way line of Baltimore Beltway North 33 degrees 23 minutes 15 seconds West 146.07 feet and North 04 degrees 14 minutes 21 seconds West 187.13 feet; thence leaving Baltimore Beltway and running North 85 degrees 16 minutes 41 seconds East 290.00 feet and North 56 degrees 03 minutes 54 seconds East 180.73 feet to intersect the Westerly side of Whitehead Road; thence binding thereon the following two courses and distances: (1) by a curve to the right having a radius of 700.00 feet for an arc length of 394.41 feet and a chord of South 10 degrees 41 minutes 08 seconds East 389.22 feet and (2) South 05 degrees 27 minutes 21 seconds West 119.91 feet to the beginning of the beforementioned junction curve having a radius of 25.00 feet; thence binding thereon for an arc length of 40.00 feet and a chord of South 51 degrees 17 minutes 25 seconds West 35.87 feet to the point of beginning; containing 4.184 acres more or less.

7427 harford road ballmore, md. 21234 tel: 301 444 4312

DESCRIPTION OF PROPERTY  
SECURITY BOULEVARD AT WHITEHEAD ROAD  
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

SUBJECT, however, to a 50 foot wide Easement Area for stream change along and Northerly of the above described property as shown on Maryland State Highway Administration Plat No. 48519.  
BEING part of Parcel D, Meadows Industrial Park, recorded in Plat Book W.J.R. 27, folio 21.

10/13/1983





# LEGAL NOTICE

PETITION FOR VARIANCES  
1st Election District  
Zoning: Petition for Variance  
LOCATION: Northwest corner Security Associates and Whitehead Road  
DATE & TIME: Wednesday, May 3, 1984 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance as shown on plan filed with the Zoning Department.

## CERTIFICATE OF PUBLICATION

XX 53750

Pikesville, Md., April 11, 1984

NOTIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore and before the 2nd day of 1984

Publication appearing on the 11th day of April, 1984  
the second publication appearing on the day of 1984  
the third publication appearing on the day of 1984

THE NORTHWEST STAR

*Phyllis Hallberg*  
Manager

Cost of Advertisement \$22.00

# LEGAL NOTICE

PETITION FOR VARIANCES  
1st Election District  
Zoning: Petition for Variance  
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THE NORTHWEST STAR

*Phyllis Hallberg*  
Manager

Cost of Advertisement \$22.00



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

April 25, 1984

Mr. John Russescher  
Daft-McCune-Walker, Inc.  
530 E. Joppa Road  
Towson, Maryland 21204

Re: Petition for Variance  
NW/corner Security Blvd. & Whitehead Rd.  
Security Associates - Petitioner  
Case No. 84-296-A

Dear Sir:

This is to advise you that \$45.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130296

DATE: 5-1-84 ACCOUNT: 01-615-000

AMOUNT: \$45.00

RECEIVED: Daft-McCune-Walker

FOR: Security Associates - 84-296-A

(Cch)

6 030\*\*\*\*\*45010 5014A

VALIDATION OR SIGNATURE OF CASHIER

Security Associates  
c/o W. I. Darter, Jr.  
8545 Leesburgh Pike  
Suite 302  
Vienna, Virginia 22180

April 3, 1984

## NOTICE OF HEARING

Re: Petition for Variance  
NW/corner Security Blvd. & Whitehead Road  
Security Associates - Petitioners  
Case No. 84-296-A

TIME: 11:00 A.M.

DATE: Wednesday, May 2, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Daft-McCune-Walker, Inc.  
530 E. Joppa Road  
Towson, Maryland 21204

*Arnold Jablon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 126844

DATE: 2/17/84 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED: Daft-McCune-Walker

FOR: Security Associates - 84-296-A

(Cch)

6 076\*\*\*\*\*100010 8214A

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

May 15, 1984

Mr. W. I. Darter, Jr.  
Security Associates  
8545 Leesburgh Pike  
Vienna, Virginia 22180

RE: Petition for Variance  
NW/corner of Security Blvd. and  
Whitehead Rd. - 1st Election District  
Security Associates - Petitioner  
No. 84-296-A (Item No. 224)

Dear Mr. Darter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: Mr. George E. Gavrellis  
Daft, McCune, Walker, Inc.  
530 East Joppa Road  
Towson, Maryland 21204

People's Counsel

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
000  
Nicholas B. Commodari  
Chairman

Mr. W. I. Darter, Jr.  
Security Associates  
8545 Leesburgh Pike  
Suite 302  
Vienna, Virginia 22180

RE: Item No. 224  
Petitioner - Security Associates  
Variance Petition

Dear Mr. Darter:

I have reviewed the above referenced petition and have some questions concerning the site plan and/or petition forms. In order to avoid any extended delays in processing this petition, you should contact me immediately, at 494-3391, to discuss my concerns.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

cc: Daft, McCune, Walker, Inc.  
530 E. Joppa Road  
Towson, Md. 21204

*spec*

DAFT-MC-CUNE-WALKER, INC.  
Land Planning Consultants  
Landscape Architects  
Engineers

530 East Joppa Road  
Towson, Maryland 21204  
(301) 296-3353

George E. Gavrellis  
Vice President

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
000  
Nicholas B. Commodari  
Chairman

Security Associates  
W. I. Darter, Jr.  
8545 Leesburgh Pike  
Vienna, Virginia 22180

RE: Case No. 84-296-A (Item No. 224)  
Petitioner - Security Associates  
Variance Petition

Dear Mr. Darter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: AFR Associates, Inc.  
7427 Harford Road  
Baltimore, Maryland 21234



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

April 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #224 (1983-1984)  
Property Owner: Security Associates  
NW corner Security Blvd. and Whitehead Rd.  
Acres: 4.184 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General

Baltimore County highway and utility improvements are not directly involved and exist or are as secured in connection with the development of this site "Soney's Inn", Project 83026.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 224 (1983-1984).

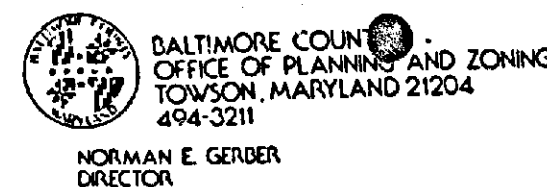
Very truly yours,  
*Robert A. Morton, P.E.*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:RVR:iss

cc: H. Shalowitz

L-SE Key Sheet  
6 NW 24 Pos. Sheet  
NW 2 P Topo  
95 Tax Map





Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 2-28-84  
Item # 2-14  
Property Owner: SECURITY ASSOC.  
Location: NW/SECURITY BLVD. & WHITEHEAD RD.

Dear Mr. Jablon:

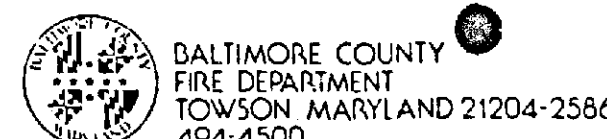
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended development Plan was approved by the Planning Board.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- ( ) Additional comment:

*A building permit should be submitted with building permit application*

*James A. Boler*  
James A. Boler  
Chief, Current Planning and Development

cc: James Howell



PAUL H. RENCKE  
CHIEF

March 5, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Security Associates

Location: NW/Cor. Security Blvd. and Whitehead Road

Item No.: 224 Zoning Agenda: Meeting of 2/28/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Rencke* Noted and Approved: *George M. McGehee*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



ED ZALESKI, JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

March 7, 1984

Dear Mr. Jablon:

Comments on Item # 224, Zoning Advisory Committee Meeting are as follows:

Property Owner: Security Associates  
Location: NW/Cor. Security Blvd. and Whitehead Road  
Existing Zoning: R/R-1M  
Proposed Zoning: Variance to permit 262 parking spaces in lieu of the required 296 spaces and to permit a front yard setback of 35' in lieu of the required 50' and a side yard setback of 28' in lieu of the required 30'

Address: 1, 18B, District 1st.

The items checked below are applicable:

( ) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

( ) A building/other permit shall be required before beginning construction.

( ) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

( ) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

( ) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group-of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102, also Section 93-2.

( ) Requested variance appears to conflict with the Baltimore County Building Code, Section 9.

( ) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

( ) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

( ) Comments - Identify the Handicapped Parking for this structure. Indicate compliance to signs, curb cuts, ramps, etc. as may be applicable. On the plans, separate permits are required for retaining walls, pools, other buildings, paving, lighting, etc., etc. Retaining wall shall be designed by a Professional Engineer registered in the State of Maryland.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:es

apr associates, inc.  
surveyors-engineers

ALEXANDER P. RAYCH, PRINC. LE  
RICHARD J. TRULOVE, P.E.

DESCRIPTION OF PROPERTY  
SECURITY BOULEVARD AT WHITEHEAD ROAD  
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the South end of a junction curve connecting the West side of Whitehead Road, 70 feet wide, with the Northerly right-of-way of Security Boulevard as shown on the plat of Meadows Industrial Park, recorded among the Land Records of Baltimore County in Plat Book WJR 27, folio 21; thence running from said point of beginning and binding along the right-of-way lines of Security Boulevard as shown on said plat the following three courses and distances: (1) North 82 degrees 26 minutes 21 seconds West 85.26 feet (2) North 07 degrees 38 minutes 26 seconds East 40.00 feet and (3) North 82 degrees 21 minutes 34 seconds West 300.00 feet to intersect the Easterly right-of-way of the Baltimore Beltway; thence leaving Security Boulevard and binding along the Easterly right-of-way line of Baltimore Beltway North 33 degrees 23 minutes 15 seconds West 146.07 feet and North 04 degrees 14 minutes 21 seconds West 187.13 feet; thence leaving Baltimore Beltway and running North 85 degrees 16 minutes 41 seconds East 290.00 feet and North 56 degrees 03 minutes 54 seconds East 180.73 feet to intersect the Westerly side of Whitehead Road; thence binding thereon the following two courses and distances: (1) by a curve to the right having a radius of 700.00 feet for an arc length of 394.41 feet and a chord of South 10 degrees 41 minutes 08 seconds East 389.22 feet and (2) South 05 degrees 27 minutes 21 seconds West 119.91 feet to the beginning of the beforementioned junction curve having a radius of 25.00 feet; thence binding thereon for an arc length of 40.00 feet and a chord of South 51 degrees 17 minutes 25 seconds West 35.87 feet to the point of beginning; containing 4.184 acres more or less.

OFFICE COPY

7427 harford road, Baltimore, Md. 21234 tel: 301 444 4312

DESCRIPTION OF PROPERTY  
SECURITY BOULEVARD AT WHITEHEAD ROAD  
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND  
SUBJECT, however, to a 50 foot wide Easement Area for stream change along and Northerly of the above described property as shown on Maryland State Highway Administration Plat No. 48519.  
BEING part of Parcel D, Meadows Industrial Park, recorded in Plat Book M.J.R. 27, folio 21.

10/13/1983



### PETITION FOR VARIANCES 1st Election District

ZONING: Petition for Variances  
LOCATION: Northwest corner Security Boulevard and Whitehead Road  
DATE & TIME: Wednesday, May 2, 1984 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit 262 parking spaces in lieu of the required 296 spaces, to permit a front yard setback of 35 ft. in lieu of the required 50 ft. and a side yard setback of 28 ft. in lieu of the required 30 ft.

Being the property of Security Associates, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITION FOR VARIANCES  
1st Election District  
ZONING: Petition for Variances  
LOCATION: Northwest corner Security Boulevard and Whitehead Road  
DATE & TIME: Wednesday, May 2, 1984 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
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Petition for Variances to permit 262 parking spaces in lieu of the required 296 spaces, to permit a front yard setback of 35 ft. in lieu of the required 50 ft. and a side yard setback of 28 ft. in lieu of the required 30 ft.  
Being the property of Security Associates, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

### CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 12th day of May, 1984, the 2nd publication appearing on the 12th day of April, 1984.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager

Cost of Advertisement, \$ 18.00

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st  
Posted for: Variances  
Petitioner: Security Associates  
Location of property: NW/Cor. of Security Blvd. and Whitehead Road  
Location of Signs: NW/Cor. of Security Blvd. and Whitehead Road  
Remarks: *By Order of*  
Posted by: *By Order of* Date of return: 4-20-84  
Number of Signs: 1

DUPLICATE

### CERTIFICATE OF PUBLICATION

TOWSON, MD., April 12, 1984  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 12th day of May, 1984, the 2nd publication appearing on the 12th day of April, 1984.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager

Cost of Advertisement, \$ 18.00

Security Associates  
W. L. Hartley, Jr.  
8545 Leesboro Pike  
Vienna, Virginia 22180

apr Assoc., Inc.  
7427 Harford Road  
Baltimore, Maryland 21234

### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1984.

Petitioner: Security Associates  
Petitioner's Attorney: *Nicholas A. Commodari*  
Received by: *Nicholas A. Commodari*  
Chairman, Zoning Plans Advisory Committee



